92 South Quay, Kings Road

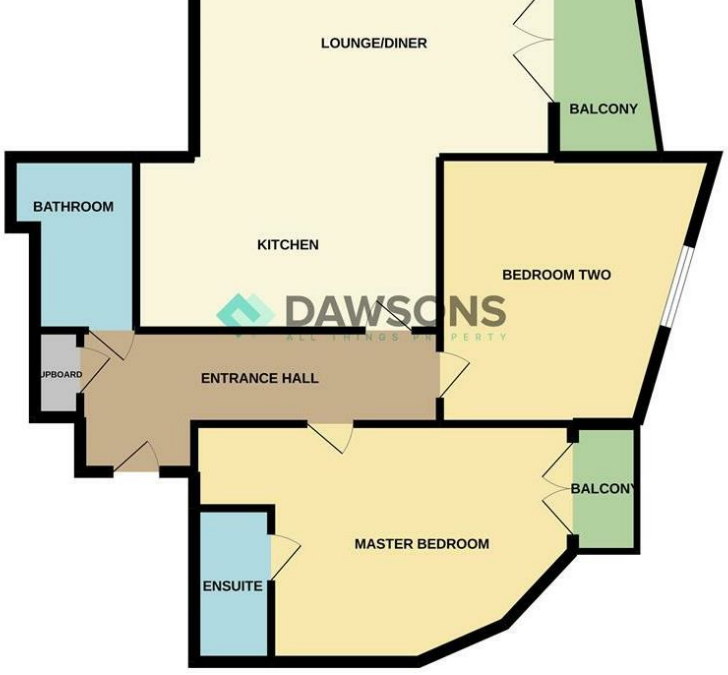
Marina, Swansea, SA1 8AH

£175,000

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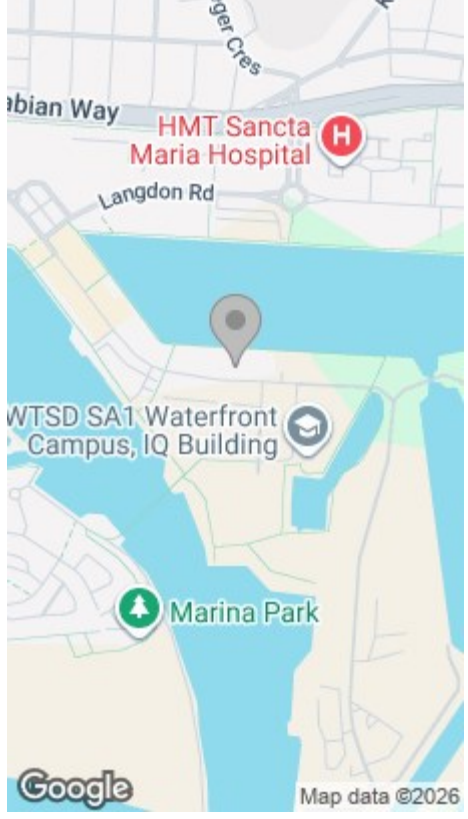


FLOOR PLAN

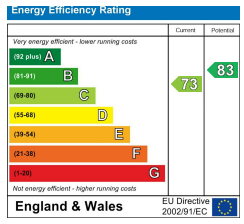


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Unit A, Meridian Bay, Swansea, SA1 1PG
T **01792 653100** E **sa1sales@dawsonsproperty.co.uk**
W **dawsonsproperty.co.uk**

GENERAL INFORMATION

Dawsons are delighted to offer for sale this modern two-bedroom apartment, ideally situated within close proximity to a selection of cafés, bars, restaurants and local amenities.

Boasting sea and marina views, this stylish property offers well-presented accommodation comprising two double bedrooms, with the main bedroom benefiting from an ensuite shower room and private sit-out balcony. There is also a contemporary family bathroom.
The open-plan kitchen is fitted with integrated appliances and flows seamlessly into a lounge/diner, which enjoys access to a further balcony—perfect for relaxing and taking in the surrounding views.

Further benefits include secure underground parking, lift access and an on-site caretaker, making this an ideal home or investment opportunity.







FULL DESCRIPTION

ENTRANCE
Block 2. Level 7. Lift access to all floors.

HALLWAY
Video intercom entry system. Electric radiator. Storage cupboard housing hot water tank and washing machine/dryer. Storage cupboard with consumer unit.

MASTER BEDROOM
14'4" x 11'8" approx (4.37 x 3.56 approx)
Double-glazed French doors leading to sit out balcony. Electric radiator. T.V and telephone point.

ENSUITE
White suite comprising of low level W.C., pedestal wash hand basin and step in shower. Tiled floor. Chrome heated towel radiator.













BEDROOM TWO
13'1" x 11'1" approx (4.01 x 3.38 approx)
Double-glazed window. Electric radiator. T.V and telephone points.

BATHROOM
7'6" x 4'11" approx (2.31 x 1.52 approx)
White suite comprising of low level W.C., pedestal wash hand basin and side panel bath with over bath shower and shower screen. Tiled floor. Shaving point. Chrome heated towel radiator.

LOUNGE DINER OPEN PLAN TO KITCHEN
18'11" x 14'9" approx (5.77 x 4.52 approx)
Double-glazed window to side. Double-glazed French doors to sit out balcony. Two electric heaters. TV, telephone and sky points.

KITCHEN
White high gloss wall, base and drawer units with complimentary work top. Integrated fridge freezer and dishwasher. Stainless steel single oven. Four ring electric hob and extractor hood. Stainless steel sink and drainer with mixer tap.

PARKING
Secure underground parking space, 45

TENURE
Leasehold
Lease term 150 years from 1 January 2005
Service charge £3232 pa
Ground Rent £150 pa

UTILITIES
Electric – YES
Gas – NO
Water – YES
Broadband - Not currently connected
You are advised to refer to Ofcom checker for mobile signal and coverage.

COUNCIL TAX BAND E

EPC RATING C

FURTHER INFORMATION
We are advised by the Vendor that pets are not permitted in this development.
We are also advised that no holiday lets are permitted.





