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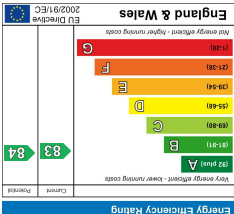


FLOOR PLAN



AREA MAP

EPC



GENERAL INFORMATION

A superb opportunity to acquire this stylish and modern first-floor apartment, ideally suited to those seeking a contemporary home with excellent views and high-quality finishes throughout.

The property opens into a welcoming entrance hall providing access to all principal rooms. At the heart of the apartment is the open-plan kitchen, lounge and dining area. The contemporary kitchen is fitted with a range of integrated appliances and provides a practical yet stylish space, while the lounge/diner offers an excellent area for both relaxing and entertaining.

The property enjoys attractive views towards Swansea Bay and Mumbles Head, making this an ideal spot to enjoy the afternoon and evening sun.

There are two double bedrooms, with the principal bedroom benefiting from its own modern en-suite shower room. A further bathroom serves the second bedroom and wider accommodation.

The apartment has been finished to a high specification throughout and benefits from underfloor heating, double glazing and allocated parking.

FULL DESCRIPTION

ENTRANCE

First floor. Lift access.

HALLWAY

Underfloor heating. Storage cupboard. Cupboard housing hot water tank. Video intercom.

BEDROOM TWO

10'0 x 18'5 (3.05m x 5.61m)
Double glazed window. Telephone point.

BATHROOM

White suite comprising Wc, pedestal wash hand basin and bath. Full height tiling. Tiled floor. Shaver point. Chrome heated towel rail.

MASTER BEDROOM

10'6 x 11'9 (3.20m x 3.35m'2.74m)
Double glazed window with views. Under floor heating control. TV and telephone points.



ENSUITE

White suite comprising Wc, wall mounted wash hand basin and shower. Full height tiling. Shaver point. Chrome heated towel rail.

LOUNGE DINER OPEN PLAN TO KITCHEN

19'9 x 14'2 (5.79m'2.74m x 4.27m'0.61m)
Double glazed floor length window and French door with balcony and sea view. TV and telephone points.

KITCHEN

Wood effect wall base and drawer units with complimentary worktop over. Integrated fridge freezer, dishwasher and washer dryer. Stainless steel oven. Four ring ceramic hob with stainless steel chimney hood. Stainless steel one and half bowl sink with drainer and mixer tap. Tiled floor. Double glazed windows.

PARKING

Allocated surface parking space.

TENURE

LEASEHOLD
Lease term 125 Years From 1 August 2008
Years Remaining: 109 years
Ground Rent £191 pa
Service Charge £2739.12 pa

UTILITES

Electricity - Yes
Gas - No
Water - Metered
Broadband - Available
You are advised to refer to Ofcom checker for mobile signal and coverage.

COUNCIL TAX BAND F

EPC RATING B

FURTHER INFORMATION

The apartment block is currently having extensive works carried out to upgrade the fire proof system.

