59 Meridian Wharf, Trawler Road

Marina, Swansea, SA1 1LB

Offers Around £299,950

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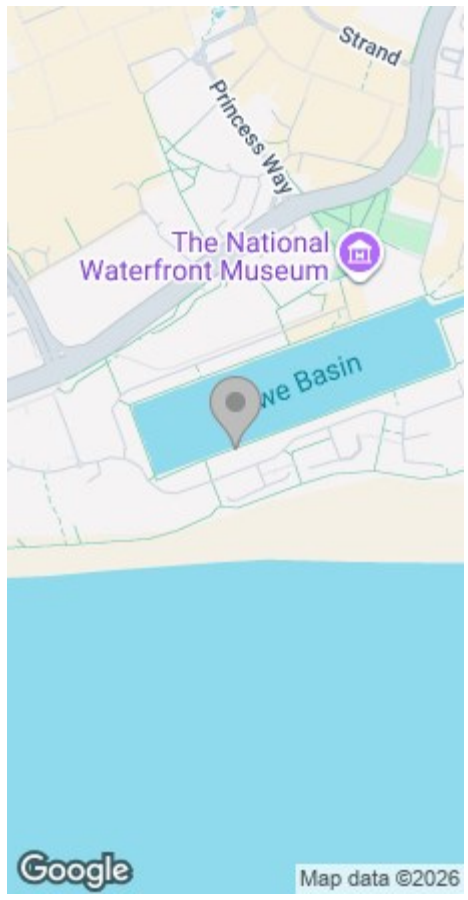


FLOOR PLAN

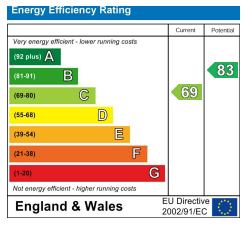


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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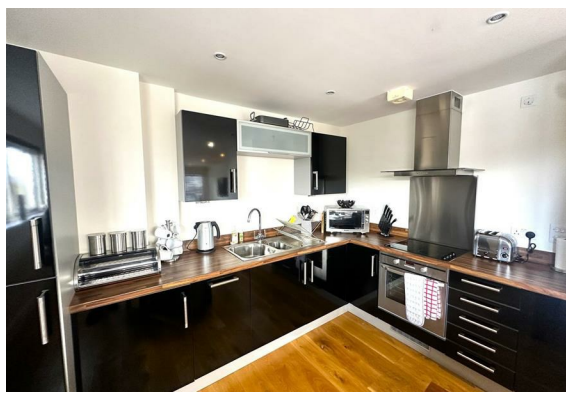
GENERAL INFORMATION

Stylish seventh floor apartment with panoramic views over Swansea Marina and beyond. The property comprises two double bedrooms, Master with en-suite, Lounge diner with a sit out balcony open plan to a modern fitted kitchen with integrated appliances and modern bathroom. Other features include lift access from the apartment to the secure underground parking, the allocated space provided with this property is a disabled parking space, electric heating, 24 hour concierge.

CASH ONLY INVESTMENT.







FULL DESCRIPTION

ENTRANCE
Seventh Floor. Lift Access to apartment and car park.

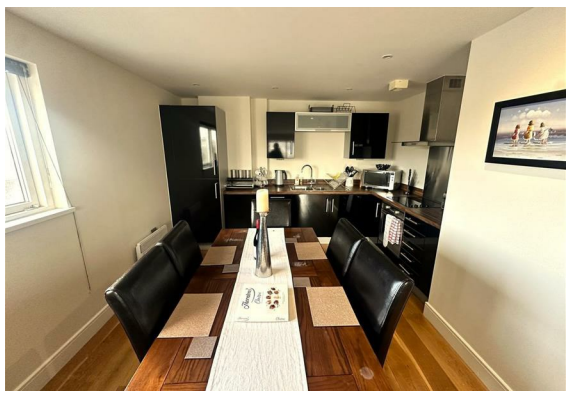
HALLWAY
Wall mounted intercom. Spot lights. Door to cupboard housing hot water cylinder.

LOUNGE KITCHEN/DINER
28'5x14'2 (8.66mx4.32m)
Two single double glazed French doors leading to sit out balcony with panoramic views across the Marina. Electric heater. TV point. Spot lights. Laminate wood effect flooring.

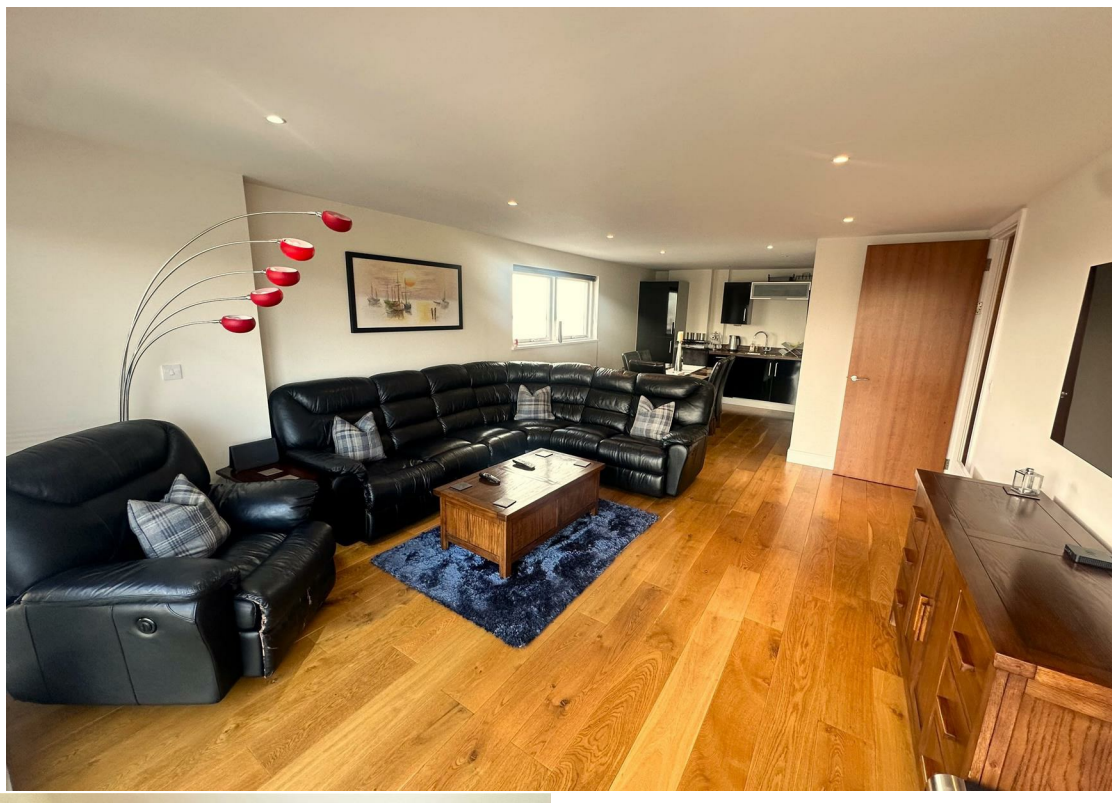
Open to;

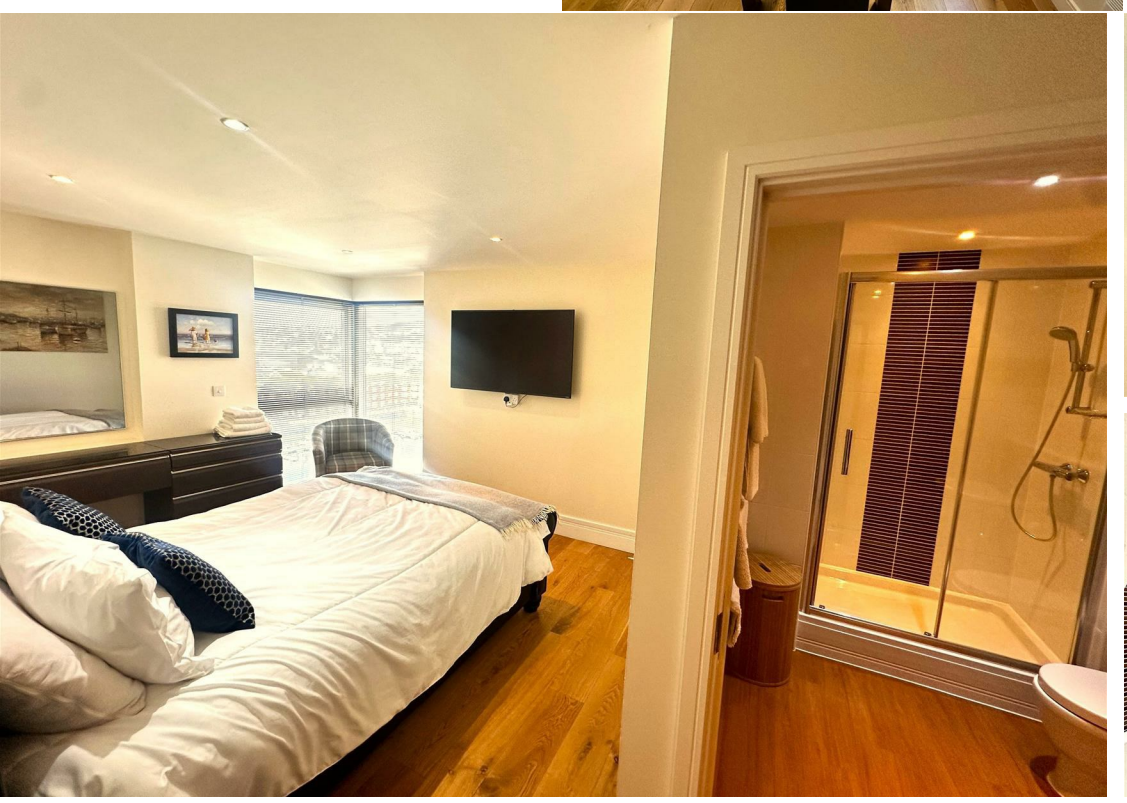
KITCHEN
Fitted with a modern high gloss kitchen with complimentary wood effect work surface over. Stainless steel one and half bowl sink with drainer and mixer tap. Stainless steel electric oven. Four ring ceramic hob with stainless steel splash back. Integrated dishwasher and fridge freezer. Spot lights. Laminate wood effect flooring.

BATHROOM













MASTER BEDROOM
18'3x11'6 (5.56mx3.51m)
Double glazed floor length windows with views over the Marina. Spot lights. Electric heater. TV point. Built in mirrored wardrobe with sliding doors.

Leading into Ensuite;

ENSUITE
White suite comprising low level W.C, pedestal wash basin and chrome frame shower cubicle with glass screen. Wall mounted mirror. Part tiled walls. Shaving point. Chrome heated towel rail.

BEDROOM TWO
11'7x10'1 (3.53mx3.07m)
Double glazed window to side with partial views over the Marina. Spotlights. Electric heater. Laminate wood effect flooring.

PARKING
Lift access from the apartment to the secure underground parking, the allocated space provided with this property is a disabled parking space.

TENURE
Leasehold;
Lease years 150 years (less 3 days) from 25 December 2007
Service Charge £4257 PA
Ground Rent- £225.00 PA (Approx)

COUNCIL TAX BAND - E

UTILITIES
Electricity - Ovo Energy
Water - meter , Welsh Water
No gas in the property
Broadband - currently Talk Talk Business

FURTHER INFORMATION
The development does not allow pets.

FURTHER INFORMATION

This is no EWS1 Certificate for this property.
Cash Buyers Only.





