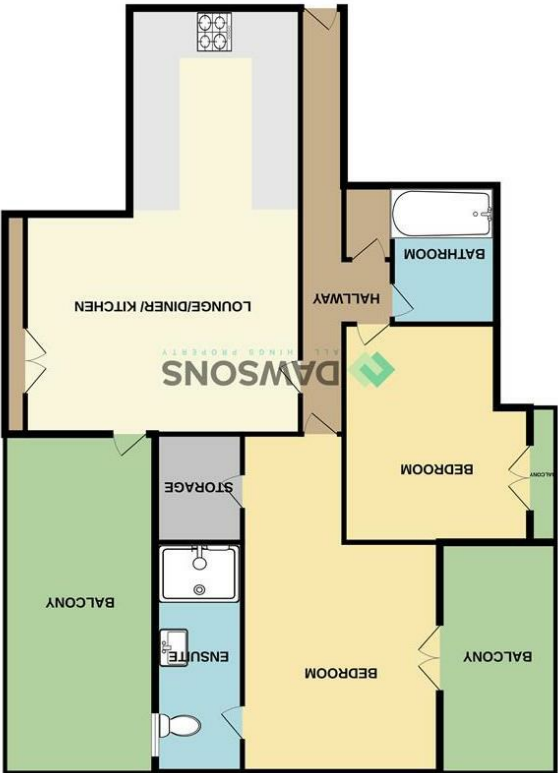


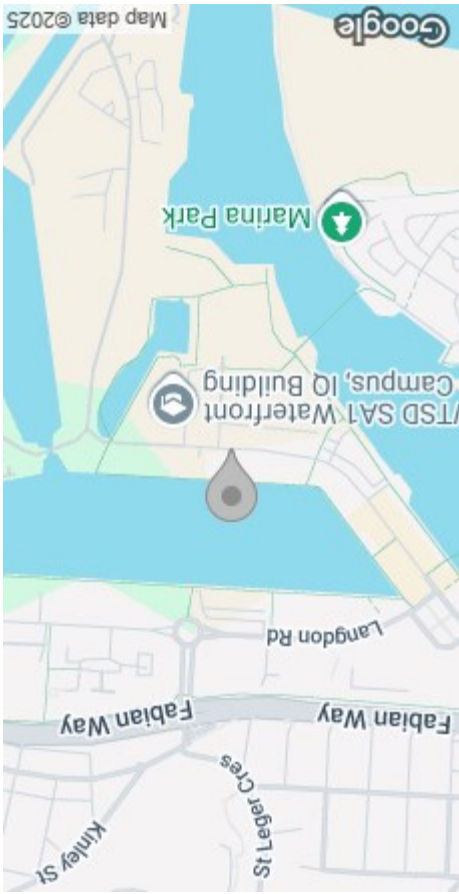
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

Visit every room and take measurements to verify the accuracy of the floor plan. Measurements of rooms, corridors, stairs and other areas are approximate and responsibility is taken by the purchaser. The plan is for guidance purposes only and should be used as a guide only. All dimensions are approximate and should be used as a guide only. All dimensions are approximate and should be used as a guide only. All dimensions are approximate and should be used as a guide only.

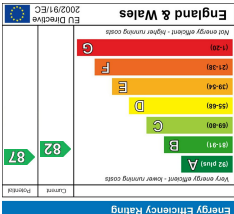


GROUND FLOOR  
1533 sq. ft. (142.4 sq.m.) approx.

FLOOR PLAN



AREA MAP



EPC



GENERAL INFORMATION

An opportunity to purchase a unique third floor, two-bedroom apartment nestled in the vibrant South Quay area of Kings Road, Swansea. Briefly comprising hallway, bathroom, open plan kitchen, diner, and lounge. The apartment boasts two well-proportioned bedrooms, providing ample space for rest and privacy. Each bedroom is complemented by its own bathroom, ensuring convenience for residents and guests alike. One of the standout features of this property is the two sit-out balconies, which offer extra outdoor space to enjoy the fresh air and picturesque views of the surrounding area.

With no chain involved, this apartment presents an excellent opportunity for those looking to move in without delay. Whether you are a first-time buyer, a young professional, or seeking a stylish investment, this property is sure to impress. Don't miss the chance to make this unique space your new home. Call us now on 01792 653100 to book your viewing!

Term of Lease: 150 years from 01.01.2005, 130 years remaining  
Service charge £4,282.32 pa  
Ground rent £150 pa  
Council tax band E  
EPC Rating B

FULL DESCRIPTION

ENTRANCE

Block two - Level Three via lift access.

HALLWAY

Cupboard housing hot water tank and plumbing for washing machine.

BATHROOM

7'4" x 5'1" (2.25 x 1.56)

White suite comprising W.c, pedestal wash hand basin and bath with shower over. Chrome heated towel rail. Tiled floor and wall.

BEDROOM TWO

14'7" x 15'8" approx (4.45m x 4.78m approx)

Door to standout balcony to front. Radiator.



BEDROOM ONE

13'2" x 13'3" approx (4.01m x 4.04m approx )

Door to terrace facing front. Radiator. Walk in wardrobes and door to ensuite.

ENSUITE

White suite comprising W.c, pedestal wash hand basin and step in shower. Chrome heated towel rail. Window.

LOUNGE DINER

11'2" x 16'0" approx (3.42 x 4.89 approx )

Door to stand out balcony and door to terrace with water views over Kings Dock.

KITCHEN

9'1" x 9'8" (2.77 x 2.97 )

Fitted with a range of White units with black work tops over. Integrated dishwasher and fridge freezer. Stainless steel oven. Four ring ceramic hob with stainless steel chimney hood extractor fan over.

TENURE

Lease term 150 years from 01.01.2005, 130 years remaining  
Service charge £4,282.32 pa  
Ground rent £150 pa

UTILITIES

Electric - British Gas  
No - gas  
Water - meter  
Broadband - currently not connected  
You are advised to refer to Ofcom checker for mobile signal and coverage.

COUNCIL TAX BAND E

FURTHER INFORMATION

Total floor area 86 Sq meters

