Clee Tompkinson Francis

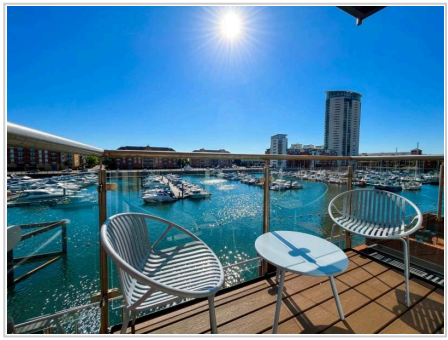
Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

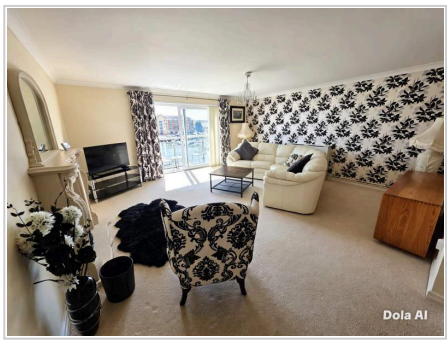
Squire Court
Victoria Quay
Maritime Quarter
Swansea
City And County of Swansea

£239,995











- Second-floor apartment with elevated Swansea Marina views
- Private sit-out balcony overlooking the waterfront
- Open-plan lounge and dining room
- Modern fitted kitchen with integrated appliances
- Principal bedroom with en-suite shower room
- Second bedroom & additional shower room with WC
- Allocated parking * Sold with no onward chain
- Very long leasehold (~956 years remaining)
- Excellent access to city centre amenities, Swansea Arena & coastal walks

Ref: PRM12496

Viewing Instructions: Strictly By Appointment Only

General Description

A spacious 2-bed 2nd-floor apartment in Swansea Marina, SA1. Features a balcony with waterfront views, open-plan lounge/diner, modern kitchen, master with en-suite, 2nd shower room, allocated parking and no onward chain. 956-year lease. Walk to bars, restaurants, Swansea Arena & city centre. Ideal first buy or downsizing move! Contact Clee Tompkinson Francis Swansea.

Accommodation

Hallway

Door to communal hallway, two built in storage cupboards and radiator.

Lounge/Dining Room (26' 3" x 17' 5") or (8.00m x 5.30m)

Spacious open plan lounge dining room which includes; uPVC double glazed patio doors which open out onto a sit out balcony with superb direct views over the Marina, feature fire place with electric living flame effect fire, radiator.

Kitchen (9' 2" x 7' 3") or (2.80m x 2.20m)

Range of modern base and wall units with tiled splash backs, integrated fridge freezer, washing machine, electric hob and oven, sink unit, tiled flooring.

Shower Room

Modern suite which includes, walk in shower, low level WC, pedestal wash hand basin, ceramic tiled walls and flooring, heated towel rail.

Bedroom 1 (16' 1" x 9' 6") or (4.90m x 2.90m)

uPVC double glazed window to rear and radiator.

En-Suite Shower Room

Modern master suite which includes; large walk in shower, low level WC, pedestal wash hand basin, fully tiled walls and flooring and heated towel rail.

Bedroom 2 (8' 6" x 7' 3") or (2.60m x 2.20m)

uPVC double glazed window to rear, wall mounted gas combi central heating boiler and radiator.

External

Sit out balcony.
Allocated Off-road parking for 1-car.

Services

Mains electricity, mains water, mains gas, mains drainage

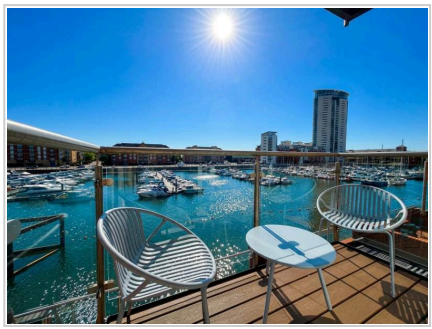
EPC Rating:82

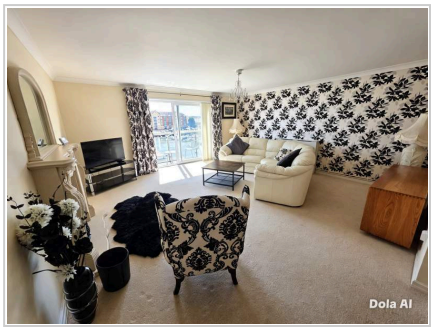
Tenure

We are informed that the tenure is Leasehold

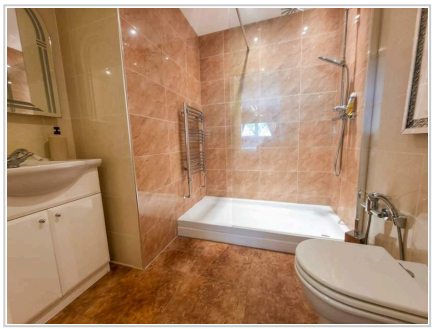
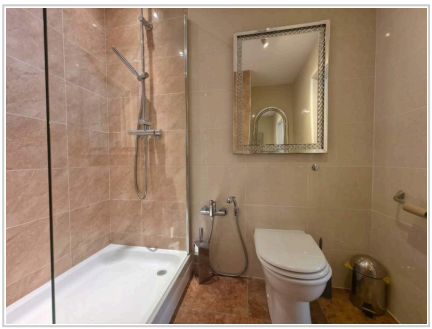
Council Tax

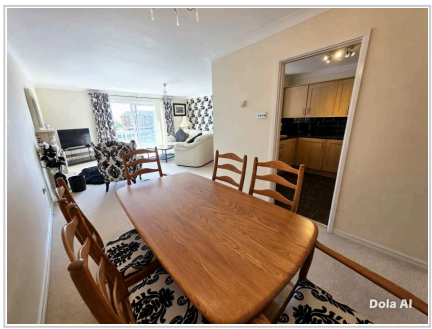
Band F

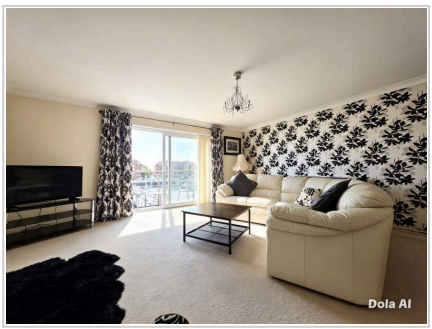


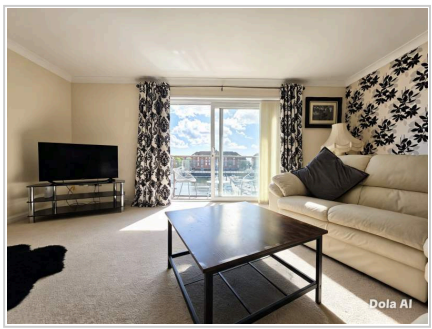


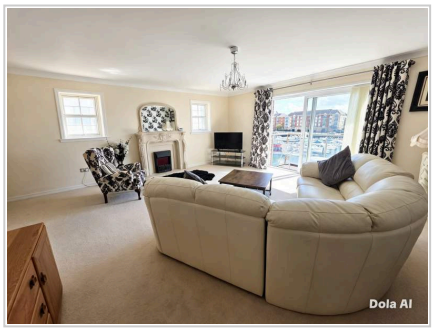




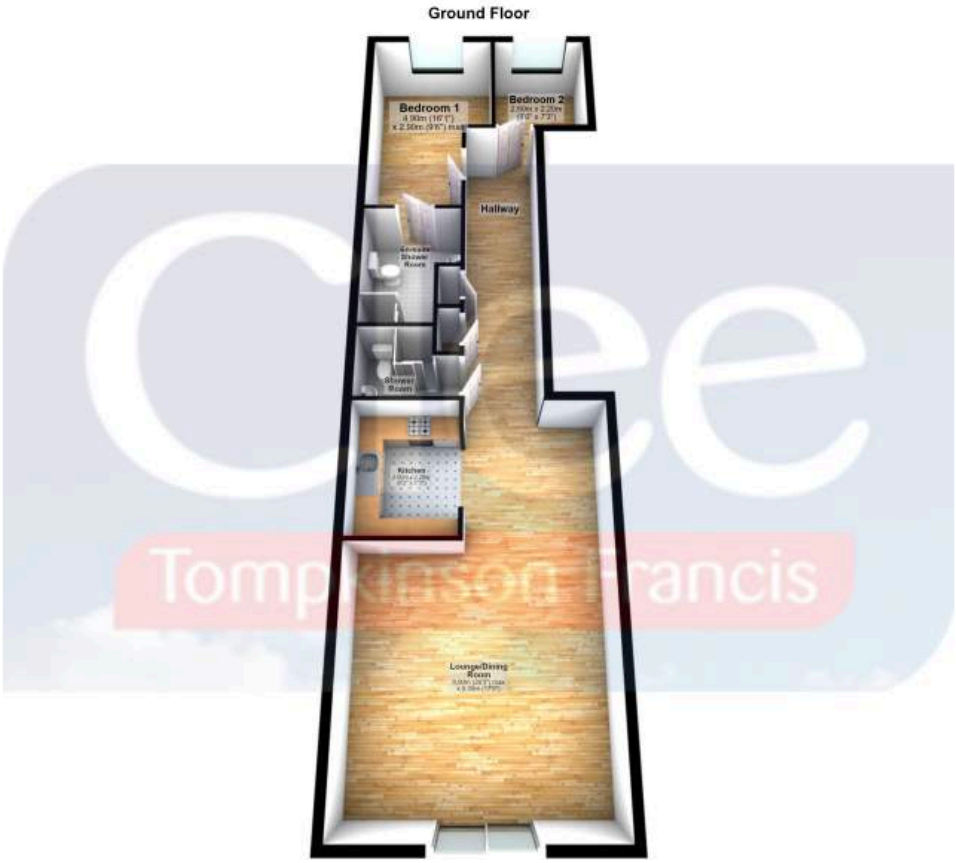










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