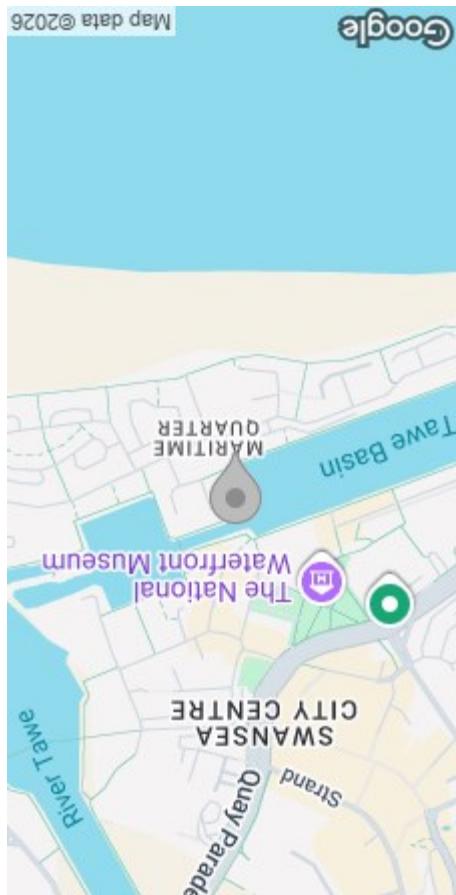


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

EPC



AREA MAP



GROUND FLOOR

FLOOR PLAN



34 Ferrara Square

Maritime Quarter, Marina, Swansea, SA1 1UZ

Auction Guide £115,000



GENERAL INFORMATION

Dawsons are pleased to present this fantastic opportunity to purchase via auction a two-bedroom apartment, located in the ever-popular Ferrara Square within the Maritime Quarter of Swansea.

Positioned on the second floor, the apartment offers a generous reception room, two well-proportioned bedrooms, a fitted bathroom, and a separate kitchen. Further benefits include a long lease and secure underground parking.

Superbly situated close to local amenities, restaurants, Swansea Bay beachfront, and excellent transport links, this property is ideal for investors, first-time buyers, or those looking for a convenient coastal residence.

Offered with no onward chain, this property provides great potential in a sought-after location.

To be sold via auction – early viewing is highly recommended to avoid disappointment.

FULL DESCRIPTION

Communal Entrance

Communal Entrance

Stairs to All Floors

Entrance

Hallway

Lounge

16'9" x 8'2" (5.11 x 2.51)

Kitchen/Breakfast Room

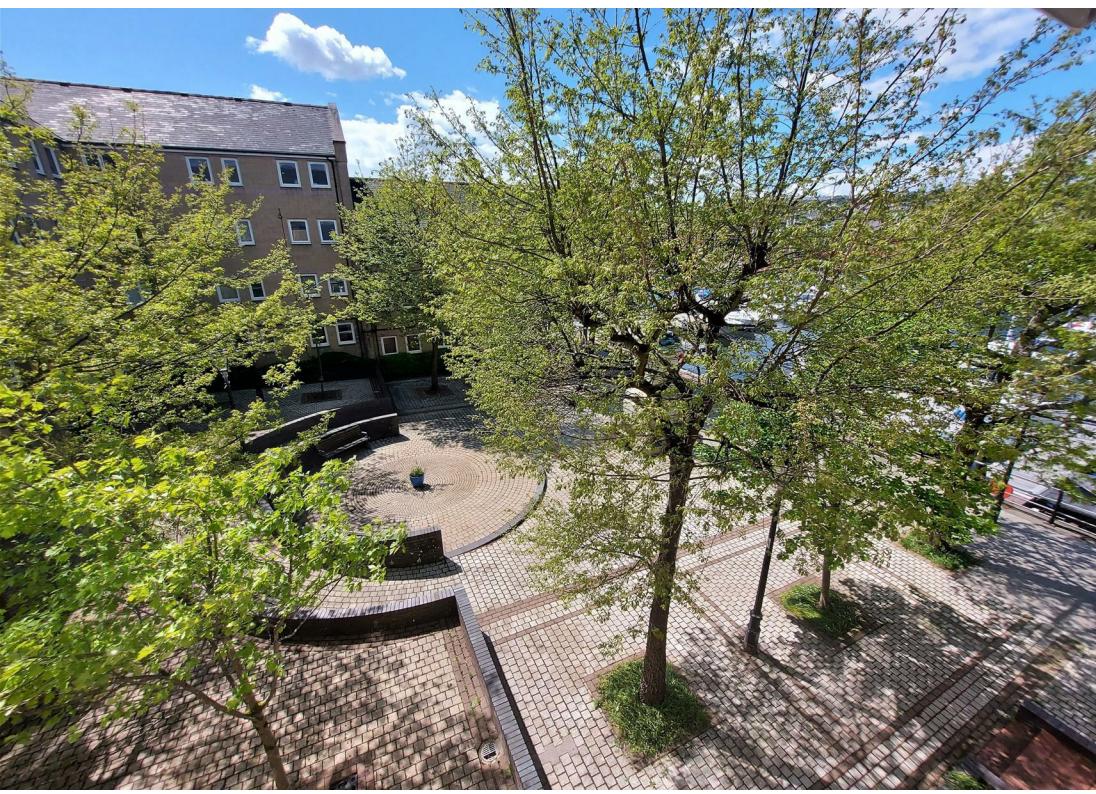
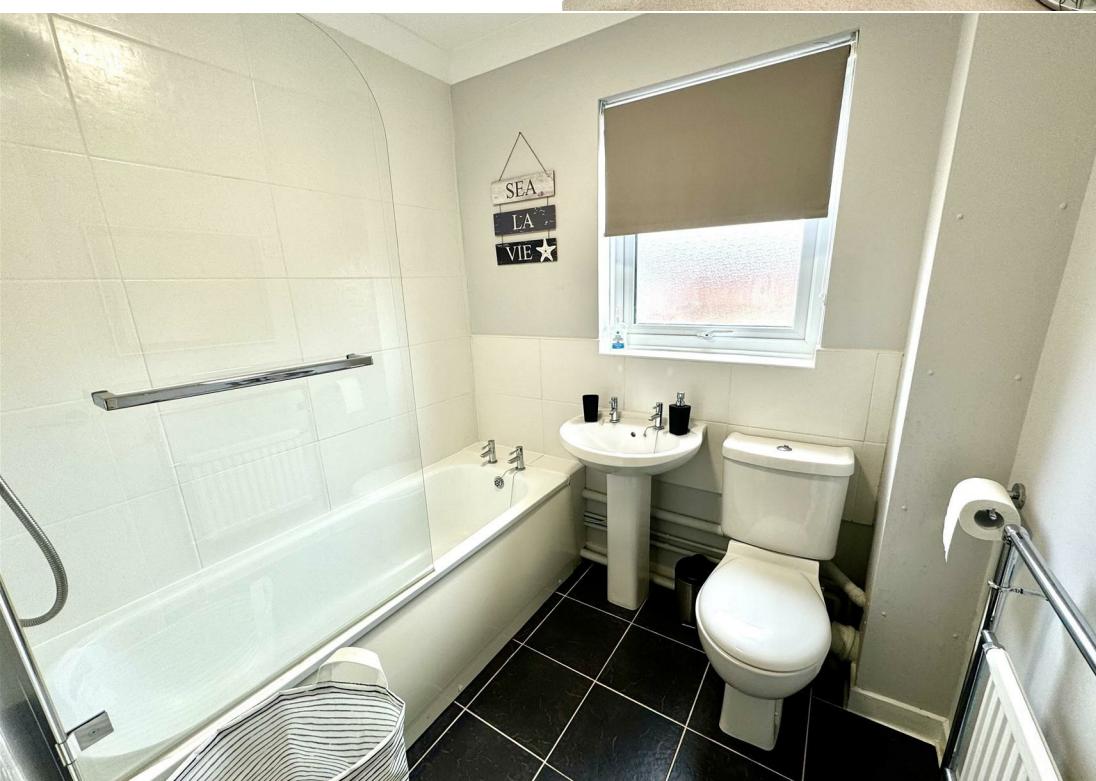
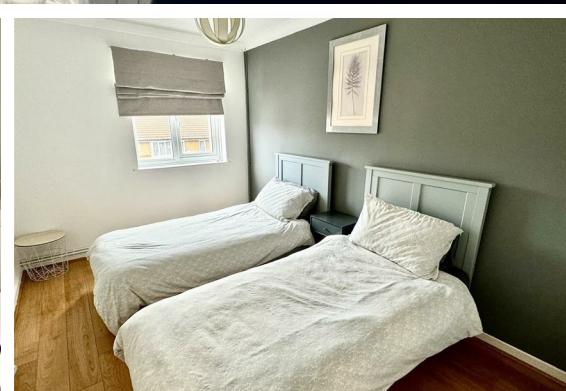
Bedroom 1

13'8" x 10'5" (4.19 x 3.18)

Bedroom 2

8'5" x 12'2" (2.59 x 3.71)

Bathroom



External

Parking

Allocated Parking Space situated in Multi Storey Opposite.

Tenure - Leasehold

Lease term 189 years from 1984 (149 years remaining)

Ground rent: £100.00

Service Charge: £2160 PA

Parking Charge £8.25 PCM

Council Tax Band - D

EPC - C

N.B

You are advised to refer to Ofcom checker for mobile signal and coverage.

Further Information

Total floor area 63 Sq meters

The vendor has informed us that holiday lets are not allowed.

4. Be Financially Ready: Completion is due within 28 days (unless stated otherwise), so ensure your finances are in place before bidding.

5. Fees Apply Regardless: The £3,000 buyer's premium applies even if a pre auction offer is agreed.

Being well-prepared is key to a smooth auction experience.

Key Auction Guidelines for Bidders

1. Do Your Research: Investigate the property thoroughly, including reviewing the legal pack (available from Dawsons Auction House). Check the condition, title, and any restrictions.

2. Get Legal Advice: Consult a solicitor before bidding to clarify any legal or procedural concerns.

3. Understand Your Commitments: If you win, you must exchange contracts immediately, pay a 10% deposit, and a £3,000 buyer's premium (incl. VAT) on the day.