



## 34 Ferrara Square

Maritime Quarter, Marina, Swansea, SA1 1UZ

Asking Price £159,950



## FULL DESCRIPTION

### ENTRANCE

Communal entrance with stairs up to the second floor and door into:

### HALLWAY

Entrance into vestibule with door into hallway. Wood effect flooring. Entrance phone. Radiator. Cupboard housing hot water cylinder. Storage cupboard. Telephone point.

### LOUNGE

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

Two double glazed windows looking over the courtyard. Radiator. Telephone point.

### KITCHEN/BREAKFAST ROOM

A range of wall, base and drawer units with complimentary work surface over. Integrated fridge/freezer. Stainless steel sink with drainer and mixer tap. Space for washing machine. Cupboard housing combination boiler. Stainless steel range style oven with extractor fan over and tiled splash back above. Breakfast bar. Radiator. Double glazed window.

### BEDROOM ONE

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

Two double glazed windows. Radiator. Telephone point.

GROUND FLOOR

### BEDROOM TWO

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

Double glazed window. Radiator.

### BATHROOM

Fitted with a three piece suite comprising paneled bath with mixer shower over and rainfall head, shower screen, low level W.C and pedestal wash hand basin. Chrome towel radiator.

### EXTERNALLY

Allocated parking space situated in multi story car park 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

### UTILITIES

Gas- British Gas

Electric - British Gas

Broadband- Currently not connected

Water- Welsh Water

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

### COUNCIL TAX BAND D

### FURTHER INFORMATION

Total floor area 63 Sq meters

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

## AREA MAP

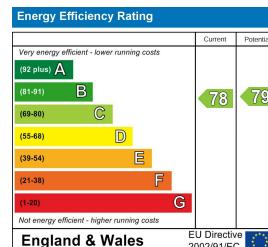


## FLOOR PLANS



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no dimensions should be relied upon as fact. The vendor and agent accept no responsibility for any inaccuracies in the floorplan and they are not to be regarded as a statement of fact. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition. Prospective purchasers are advised to make their own investigations.

## 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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