



3 South Quay, Kings Road

Marina, Swansea, SA1 8AH

Auction Guide £130,000



FULL DESCRIPTION

ENTRANCE

Block 1. Ground floor. Lift to car park.

HALLWAY

Intercom. Alarm. Cupboard housing hot water tank and space for washing machine.

BATHROOM

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

LOUNGE DINER OPEN PLAN TO KITCHEN

Double glazed french doors leading to a sit out decked terrace. TV and telephone points. Electric heater.

KITCHEN

White gloss drawer, base and wall units with grey worktop and up stand. Stainless steel single oven. Four ring electric hob with stainless steel splash back and stainless steel extractor fan. Integrated dishwasher and fridge freezer. Stainless steel one and a half bowl sink. Laminate flooring.

MASTER BEDROOM

11'5 x 9'2 (3.48m x 2.79m)

Double French doors leading to a decked balcony with views overlooking the waterfront of SA1. Telephone and TV points.

ENSUITE

White bathroom suite comprising of WC, pedestal wash hand basin and a walk in shower. Half height tiling to walls behind WC and wash hand basin, full height to shower area. Chrome heated towel rail. Tiled floor.

BEDROOM TWO

10'9 x 6'7 (3.28m x 2.01m)

Double-glazed windows. Electric radiator.

EXTERNAL

Secure allocated underground parking space 26

TENURE - LEASEHOLD

Lease term 99 years with 84 years remaining

Service charges £3000 pa approx

Ground Rent £150 Per annum

COUNCIL TAX BAND D

EPC - D

UTILITIES

Electric - Ovo energy

No gas

Water meter - Welsh Water

FURTHER INFORMATION

We have been informed that no pets or short term holiday lets are allowed in the building.

EWS1 AVAILABLE

FURTHER INFORMATION -

As a prospective bidder, it's crucial to understand and adhere to the following key points regarding the auction process:

- 1. Due Diligence: You are responsible for thoroughly investigating all aspects of the property you intend to bid on. This includes scrutinising the legal pack, which is available upon request from Dawsons Auction House. Make sure to assess property conditions, legal title, and any potential obligations or restrictions.
 - 2. Legal Advice: Seeking legal advice before participating in the auction is highly recommended. This can help clarify any questions or concerns you may have regarding the property or the bidding process.
 - 3. Contractual Obligations: If you are the successful bidder, you will be legally bound to exchange contracts immediately. This requires you to pay a deposit of 10% of the purchase price. Additionally, you will need to pay a buyer's premium of £2,400, which includes VAT. Be prepared to make these payments on the auction day itself, as they are pivotal in securing your purchase.
 - 4. Completion Timeline: The completion of the purchase must occur within 28 days, unless the contract specifies otherwise. Thus, having your finances ready and approved prior to the auction is essential to meet this timeline without complications.
 - 5. Fees: It's important to note that the buyer's premium of £2,400 (inclusive of VAT) applies even if the property sells before the auction event.
- By ensuring you are well-informed and prepared, you can navigate the auction process more effectively.

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.

AREA MAP



FLOOR PLANS



EPC

