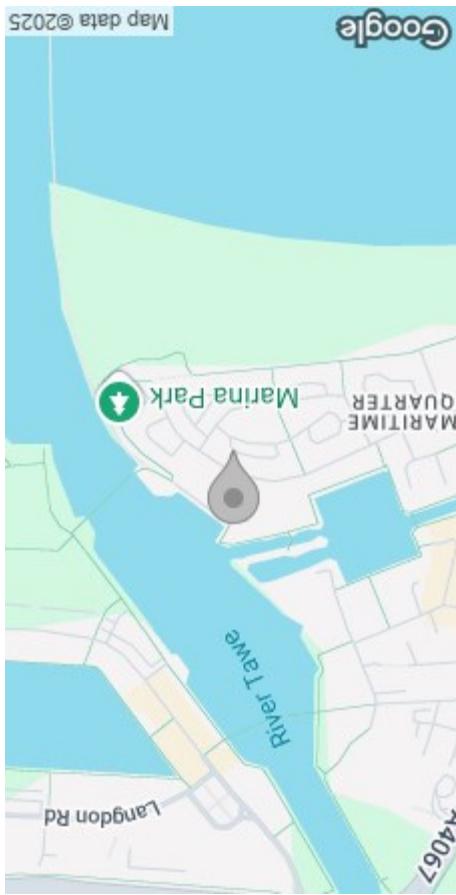


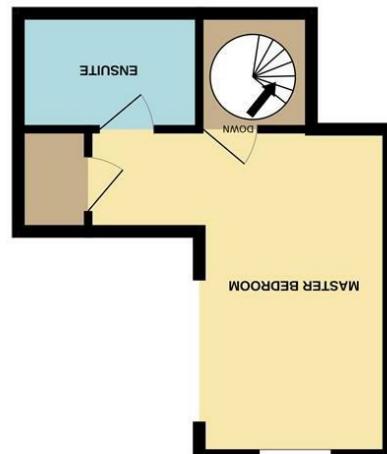
These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

is to the best of my knowledge and belief true and accurate. The services, systems and appliances shown have not been tested and no guarantee
is given. Measurements, rooms and other items are approximate and no responsibility is taken for any error.
Most energy efficiency has been made to ensure the accuracy of the following information, measurements
of doors, windows, rooms and other items are approximate and no responsibility is taken for any error.

EPC



AREA MAP



1ST FLOOR

DAWSONS
ALL THINGS PROPERTY



GROUND FLOOR

FLOOR PLAN



73 St Stephens Court

Marina, Swansea, SA1 1SG

£259,950



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

We are delighted to offer a spacious, versatile Duplex Penthouse apartment. This Beautifully presented apartment comprises of ; open plan lounge/diner into a newly fitted kitchen whilst enjoying a high vaulted ceiling with french doors to a sit out balcony, two double bedrooms - one with Juliet balcony - and a modern family bathroom complete the ground floor. To the first floor you'll find a spacious mezzanine master bedroom with ensuite shower room. The property has allocated parking. NO CHAIN.

SERVICE CHARGE -£2200 PER ANNUM
GROUND RENT - £100 PER ANNUM
COUNCIL TAX BAND F



FULL DESCRIPTION

ENTRANCE

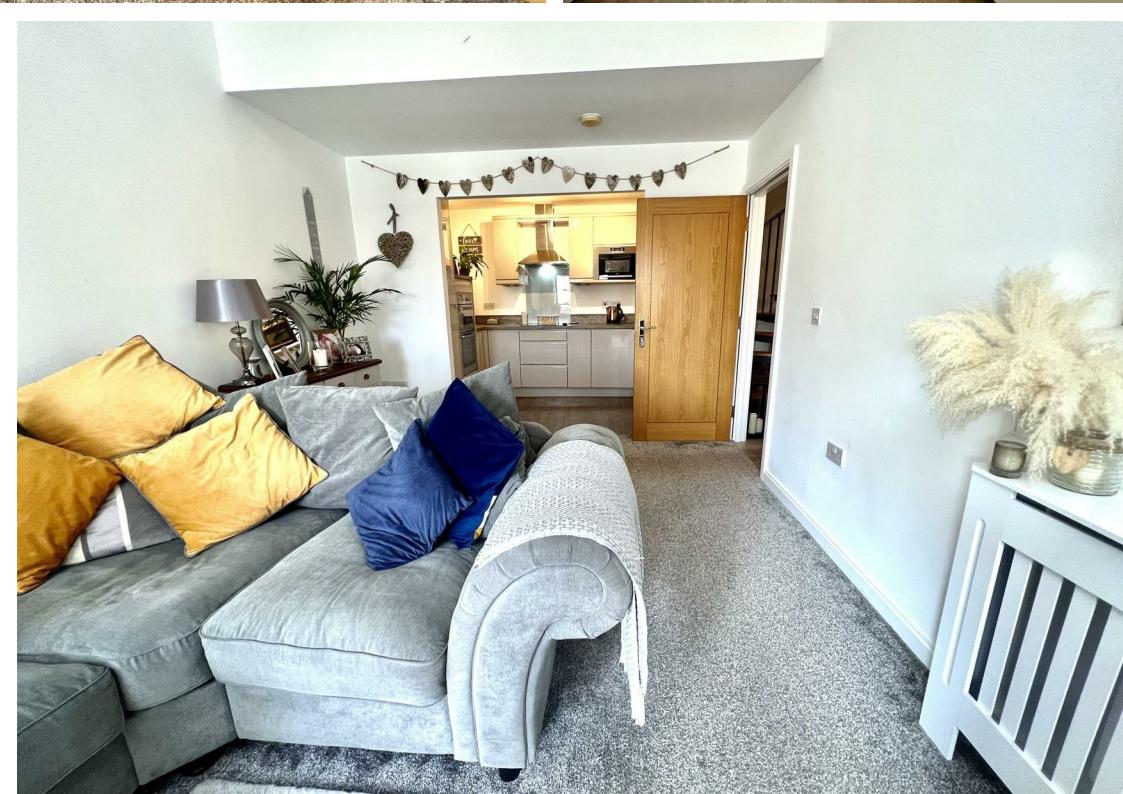
Enter via hardwood door into:

HALLWAY

13'5" x 10'11" (4.11 x 3.35)
Spiral staircase to first floor. Airing cupboard.
Electric heater.

LOUNGE

19'5" x 10'5" (5.94 x 3.18)
Double glazed french doors opening onto south facing sit out balcony with picture window alongside and full height window above. Vaulted ceiling. Two electric heaters. Opening into:



KITCHEN

10'5" x 6'0" (3.18 x 1.83)
Newly Fitted kitchen with a range of high gloss wall and base units with complementary work surface over. Inset Blanco one and a half bowl sink and drainer plus mixer tap. Integrated fridge/freezer, washing machine and dishwasher. Built-in stainless steel double oven and electric hob with stainless steel extractor over. Wood effect flooring.

DINING ROOM/ BEDROOM TWO
15'8" x 8'9" (4.78 x 2.67)
Double glazed window. Electric heater.
Currently used as a dining room.

BEDROOM THREE

13'8" x 10'2" (4.17 x 3.10)
Double glazed french doors to Juliet balcony.
Further double glazed window. Electric heater.

BATHROOM

7'8" x 5'4" (2.34 x 1.63)
Fitted with a three piece suite comprising low level w.c, pedestal wash hand basin and panelled bath with screen and shower over. Fully tiled walls. Chrome towel radiator. Extractor fan. Wood effect flooring.

FIRST FLOOR

MASTER BEDROOM

20'0" x 8'3" minimum (6.12 x 2.54 minimum)
Double glazed window. Mezzanine overlooking lounge/diner. Electric heater. Storage cupboard.

ENSUITE

7'6" x 5'8" (2.31 x 1.75)
Fitted with a three piece suite comprising low level w.c, pedestal wash hand basin and step-in shower cubicle. Fully tiled walls. Chrome towel radiator. Extractor fan.

EXTERNAL

Allocated Parking Bay 73

COUNCIL TAX BAND F

LEASEHOLD

Annual Service charge £2,200pa Ground Rent £100pa

