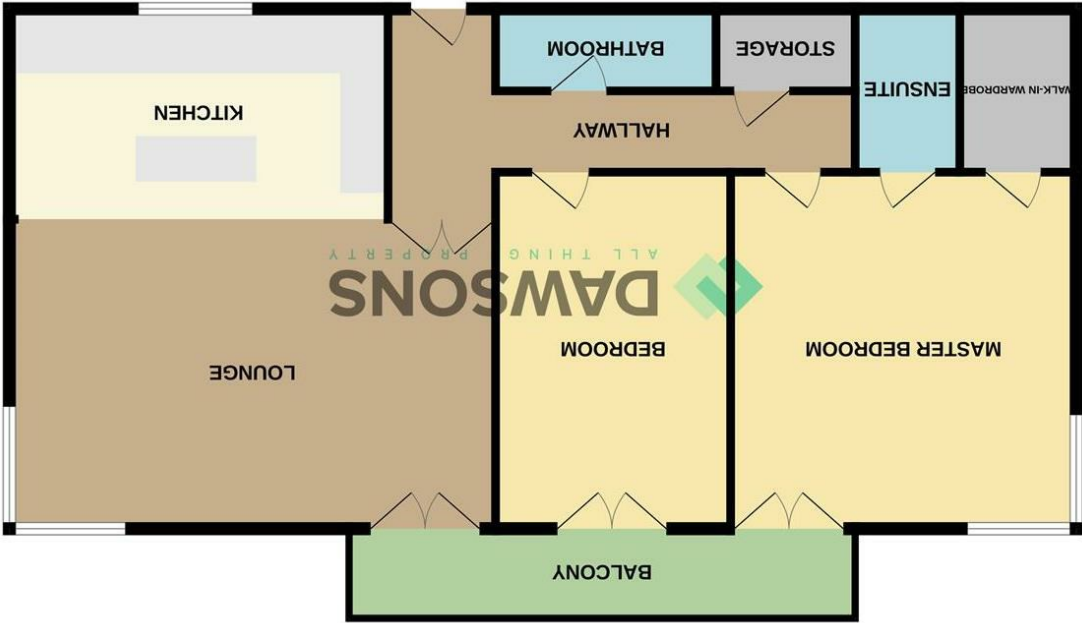


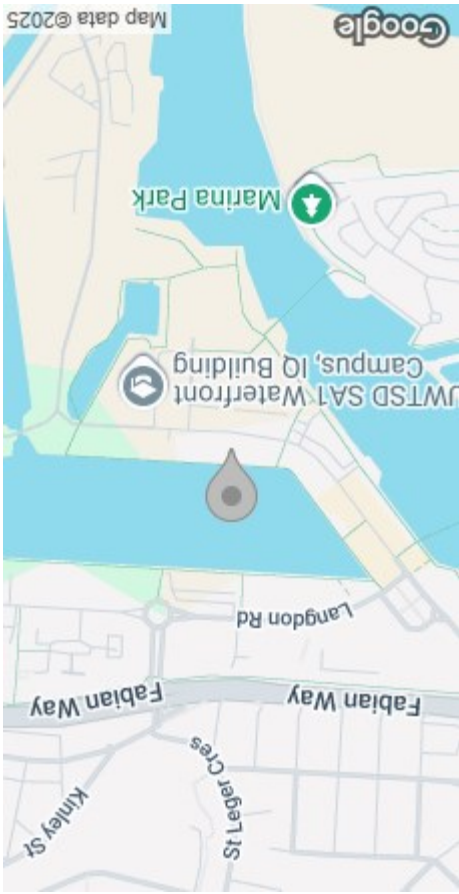
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024



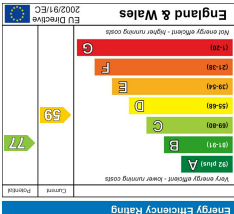
TOP FLOOR

FLOOR PLAN



AREA MAP

EPC



GENERAL INFORMATION

An opportunity to purchase a South Quay Penthouse Apartment with sweeping views over the Marina, Kings Dock & Swansea Bay. This spacious property comprises two double bedrooms - the master suite includes dressing room and large shower room en-suite, both bedrooms offer access to the a large sit out sun balcony to enjoy the view. The modern white high gloss kitchen leads into the open plan lounge diner with corner floor to ceiling windows and french doors onto the sun balcony with panoramic views and a modern family bathroom. The property comes with secure underground tandem parking for two cars, lift access and on site caretaker. No Chain.
EPC RATING D. Council Tax Band - F.

LEASE TERMS

Lease term 150 from 2009 (114 years remaining)
Service charge £5182 per year
Ground rent £150 pa

FULL DESCRIPTION

ENTRANCE

Block 2. Level 9

HALLWAY

Fitted cupboards and drawer units. Spotlights. Video intercom. Consumer unit. Electric heater. Door to cupboard housing hot water tank and washer dryer.

LOUNGE DINER OPEN PLAN TO KITCHEN

23'3" x 21'0" (7.09 x 6.40)

Double glazed french doors leading to a large sit out sun balcony. Double glazed floor corner length windows. Views of Swansea Bay and Marina. Two electric heaters. T. V and telephone points. Spotlights. Two wall lights.

KITCHEN

Range of high gloss white wall, base and drawer units with white and black specked composite worktop. Stainless steel oven. Island unit with four ring ceramic hob with stainless steel and glass feature chimney hood. Integrated fridge freezer and dishwasher. Stainless steel one and half bowl sink with drainer and mixer tap. Double glazed window with marina views.



BEDROOM TWO

9'9" x 15'0" (2.97 x 4.57)

Double glazed french doors leading to the large sit out sun balcony. Electric heater. Telephone point. Spotlights.

MASTER BEDROOM

21'0" x 15'0" (6.40 x 4.57)

Double glazed windows with views over the King's dock. Double glazed french doors leading to the large sit out sun balcony. TV and telephone points. Spotlights. Door to walk in wardrobe with shelves, drawers and rails.

ENSUITE

7'8" x 6'7" (2.34 x 2.01)

White suite comprising WC, wall mounted sink with drawer unit with half height tiling behind. Step in corner shower. Tiled floor. Chrome heated towel rail. Double glazed window.

BATHROOM

9'9" x 5'6" (2.97 x 1.68)

White suite comprising WC, wall mounted sink with drawer unit and half height tiling. Bath with shower over and shower screen and full height tiling. Chrome heated towel rail. Shaver point. Tiled floor.

EXTERNAL

Allocated tandem underground parking space, 93 + 1

TENURE

Lease term 150 years from 2005
Service charge £5182 per year
Ground rent £150 pa

COUNCIL TAX BAND F

ADDITIONAL INFORMATION

You are advised to refer to Ofcom checker for mobile signal and coverage.
Electric - YES
Gas - NO
Water - YES
Water - BILLED

Total floor area - 112 square metres.

We are advised by the Vendor that pets are not permitted in this development.

There is an EWS1 Certificate available (for mortgage purposes) for this property.

We are also advised that no holiday lets are permitted.

