



126 South Quay, Kings Road

Marina, Swansea, SA1 8AL

Price Guide £138,000



FULL DESCRIPTION

ENTRANCE

Block 3. Level four, lift to all floors including the underground parking.

HALLWAY

Video entry system. Wall mounted electric heater. Spotlights. Built in storage cupboard with hot water cylinder and provisions for washer/dryer.

LOUNGE DINER OPEN PLAN TO KITCHEN

23'02" x 17'02" (7.06 x 5.23)

LOUNGE DINER

Double glazed French door to a stand out balcony with water views. Wall mounted electric heater. TV, telephone and Sky points. Open plan to:-

KITCHEN

A range of red high gloss wall, base and drawer units with complimentary work surface over. Stainless steel one and a half bowl sink with drainer and mixer tap. Integrated dish washer and fridge/freezer. Stainless steel oven. Four ring hob with stainless steel splash back and stainless steel chimney extractor hood.

BEDROOM

14'08" approx x 13'07" (4.47 approx x 4.14)

Double glazed French door leading out to stand out balcony with views. Wall mounted electric heater. TV and telephone points. Spotlights.

BATHROOM

Newly fitted contemporary three piece white suite comprising panelled bath with rainfall shower over and decorative glass screen, pedestal wash hand basin and W.C. Heated towel rail. Extractor fan. Shaver point Spotlights. Tiled floor.

EXTERNAL

Allocated underground parking. 139

LEASEHOLD

Lease Term 150 years from 01/01/2005

Service charge £720 per quarter

Reviewed Annually

Ground rent £150 pa

Reviewed 2030

COUNCIL TAX BAND E

UTILITIES

Electric - Ovo energy

No gas

Water meter - Welsh water

Broadband available.

FURTHER INFORMATION

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

EWS1 AVAILABLE

Total Floor Area - 58 Square Metres.

AREA MAP



FLOOR PLANS

GROUND FLOOR

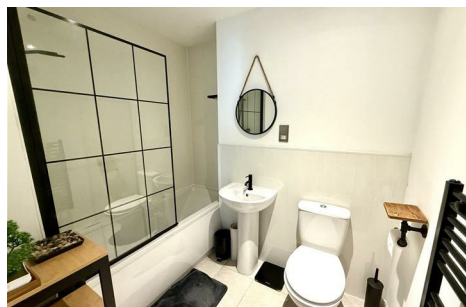


Reference is made to the fact that the accuracy of the floor plan is not guaranteed. The floor plan is a representation of the property and should not be relied upon for the purpose of a contract. The floor plan is a representation of the property and should not be relied upon for the purpose of a contract. The floor plan is a representation of the property and should not be relied upon for the purpose of a contract.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	81	85
EU Directive 2002/91/EC		

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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