



## 53 South Quay, Kings Road

Marina, Swansea, SA1 8AJ

**£125,000**



## FULL DESCRIPTION

### COMMUNAL

Ground floor. Lift access to all floors and car park.

### ENTRANCE

Wall mounted electric heater. Video entry system. Cupboard housing hot water tank and plumbing for washing machine.

### LOUNGE DINER OPEN TO KITCHEN

17'5" x 14'1" (narrowing to 9'6") (5.32 x 4.3 (narrowing to 2.9))

### LOUNGE

French doors leading to a sit out terrace. Electric heater. T.v. and telephone points. Laminate flooring. Wall light.

### KITCHEN

Range of red high gloss wall, base and drawer units with complimentary work top over. Laminate flooring. Integrated fridge freezer and dishwasher. Four ring electric hob with stainless steel splashback and extractor hood above. Stainless steel oven. Stainless steel one and half bowl sink with drainer and mixer tap.

### BEDROOM

13'9" x 15'5" (4.2 x 4.7)

Double glazed window to front. Electric heater. Telephone point.

### BATHROOM

White suit comprising low-level WC., wash hand basin with half height tiling around and bath with shower over and shower screen. Full height tiling to bath area. Mounted mirror. Heated towel rail. Tiled floor. Shaver point.

### EXTERNAL

Secure allocated underground parking.

### COUNCIL TAX BAND D

### UTILITIES

Electric - EDF

Gas - No

Water - metered

Drainage - Welsh water

Broadband - TBC

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

### TENURE

Lease Term 150 years from 01/01/2005

Service charge £2873.04 pa

Reviewed Annually

Ground rent £150 pa

Reviewed 2030

### FURTHER INFORMATION

Total Floor Area 68 Square Metres.

We have been informed that no pets are allowed in the building.

The lease does not allow holiday lets.

## AREA MAP




## FLOOR PLANS

GROUND FLOOR

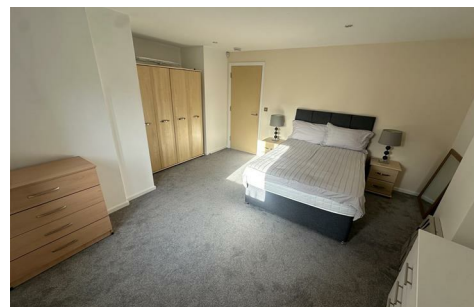


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## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	84
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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