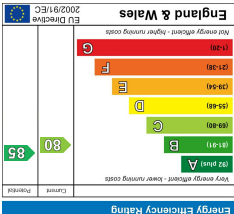


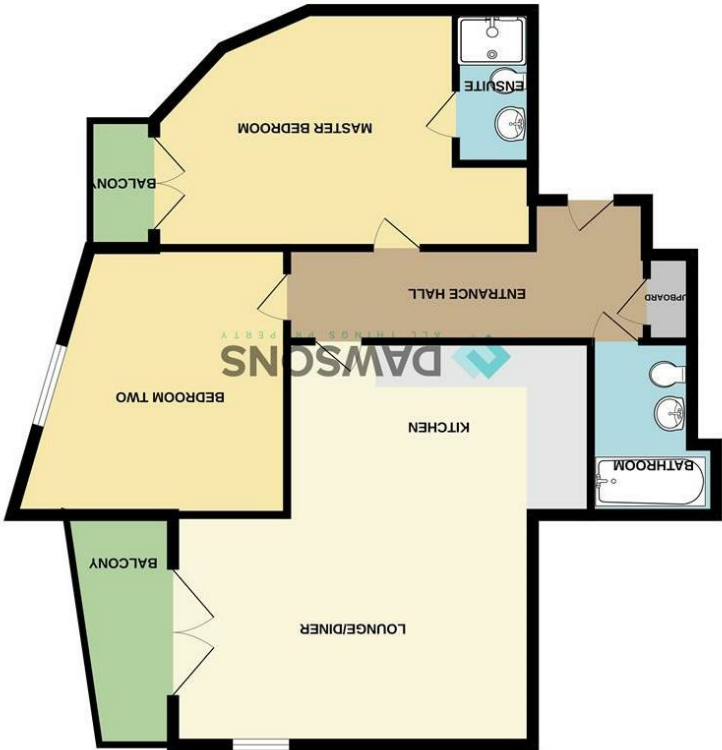
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



FLOOR PLAN



154 South Quay, Kings Road
Marina, Swansea, SA1 8AL
Offers Around £189,950



GENERAL INFORMATION

A stylish level 8 apartment with South facing views. The property comprises of two double bedrooms - Master with ensuite and sit out balcony, bathroom and open plan fitted kitchen plus integrated appliances into lounge/diner with sit out balcony. Allocated parking. Video intercom entry system, electric heating and lift access. The property is located close to local amenities, cafes and restaurants and offers easy access to M4.
No Chain

Lease term 150 years from 1 January 2005
Service charges £3283.64 pa
Review date: December 2023
Ground Rent £150 Per annum
Review date: January 2030
Council Tax Band E

FULL DESCRIPTION

ENTRANCE

Block 3 , level 8.

HALLWAY

Video intercom entry system. Electric radiator. Storage cupboard housing hot water tank and washing machine/dryer.

BATHROOM

White suite comprising panelled bath with overhead shower and glass screen, low level WC and pedestal wash hand basin. Chrome towel radiator. Part tiled walls. Tiled floor.

MASTER BEDROOM

17'9 max x 12'1 max (5.41m max x 3.68m max)
Double glazed french doors leading to south facing sit out balcony with Marina views. Electric radiator.



ENSUITE

White suite comprising step in shower cubicle with mixer shower, low level WC, pedestal wash hand basin. Part tiled walls. Tiled floor. Chrome towel radiator.

BEDROOM TWO

11'9 approx x 11'6 approx (3.58m approx x 3.51m approx)
Double glazed window to front. Electric radiator.

LOUNGE DINER OPEN PLAN TO KITCHEN

18'9 narrow to 11'2 x 16'4 narrow to 14'5 (5.72m narrow to 3.40m x 4.98m narrow to 4.39m)
Double glazed window to side. Double glazed french doors to sit out balcony with views. Electric radiator. Laminate flooring.

KITCHEN

Range of white high gloss wall, base and drawer units with complimentary work surface over, Inset one and a half bowl sink unit. Four ring ceramic hob and electric oven under with stainless steel extractor over. Integrated dishwasher and fridge freezer. Laminate flooring.

EXTERNAL

Allocated underground parking space.

TENURE

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Review date: January 2030

COUNCIL TAX BAND E

ADDITIONAL INFORMATION

You are advised to refer to Ofcom checker for mobile signal and coverage.
Electric – YES
Gas – NO
Water – METER
Broadband – YES
Broadband Supplier – ONE STREAM/BT

