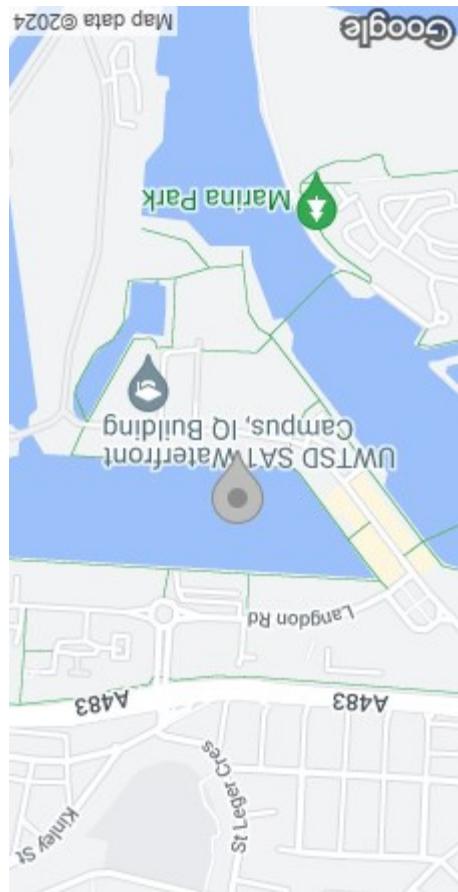
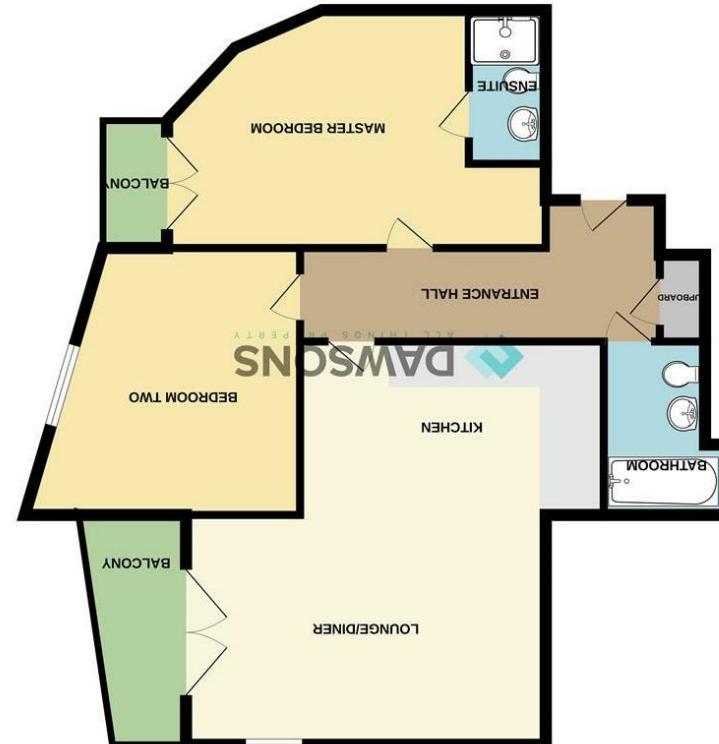


### EPC



### 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



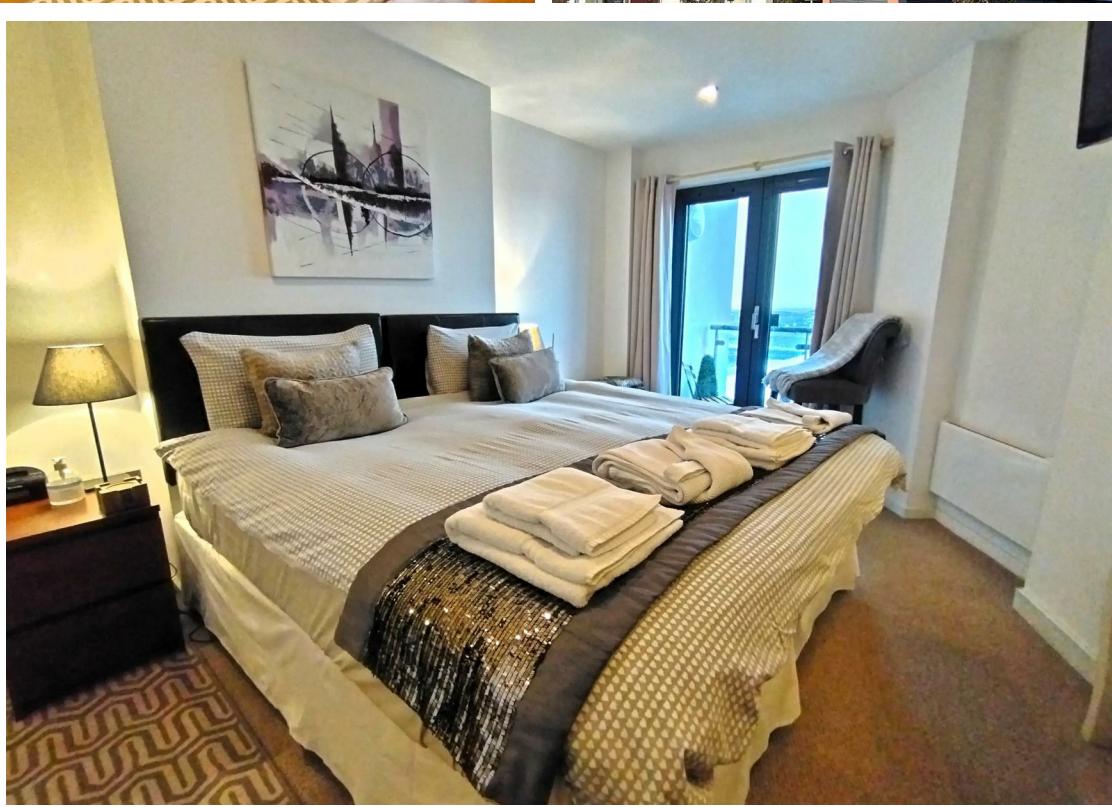
## FULL DESCRIPTION

### ENTRANCE

Block 3, level 8.

### HALLWAY

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



### MASTER BEDROOM

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.

### 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

Lease term 150 years from 1 January 2005  
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Review date: December 2023  
Ground Rent £150 Per annum  
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