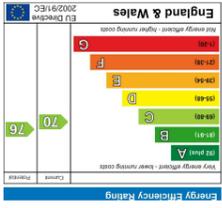
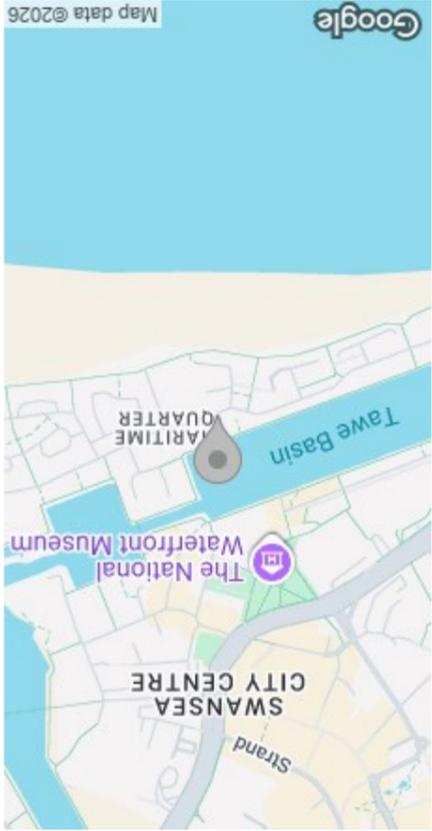


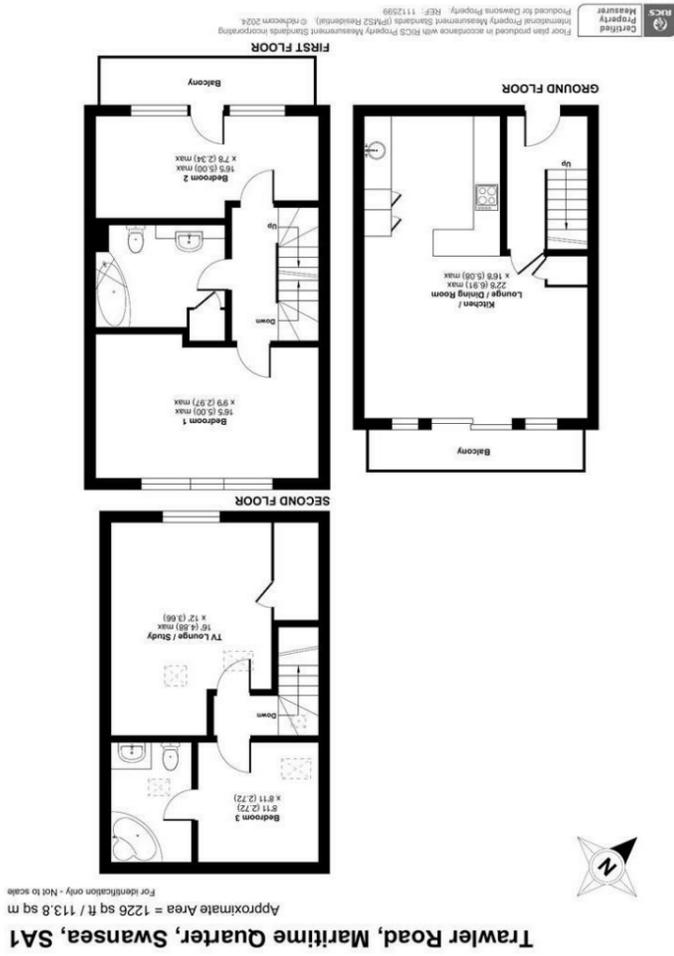
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



187 Fitzroy House, Trawler Road
 Marina, Swansea, SA1 1XX
Asking Price £299,950



GENERAL INFORMATION

An opportunity to purchase a unique top floor triplex apartment boasting dual aspect views of the Marina, Swansea Bay and beyond. Situated in the heart of the Marina, Fitzroy House offers flexible living accommodation. To the ground floor is a spacious open plan kitchen/ living and dining room with a balcony which enjoys panoramic Marina views. To The first floor are two bedrooms, one with feature arch window & door to balcony overlooking Swansea Bay, the other with feature arch window and Marina views, and a bathroom, whilst the top floor has bedroom with en-suite bathroom and a further room currently used as a TV Lounge & Study, with a picture window perfectly showcasing Mumbles Point. Externally there is allocated under croft parking. Viewing highly recommended to appreciate the standard of living on offer:

Lease term 125 years from 1985 (86 years remaining)
Service charge £2518 pa and split over 2 x 6 month payments
Ground rent Peppercorn
Council tax band E
EPC Rating C

FULL DESCRIPTION

ENTRANCE

Through communal door and stairs leading to top floor.

HALLWAY

Consumer unit. Electric heater. Intercom. Stairs to first floor.

LOUNGE DINER KITCHEN

22'8" x 16'7" in total (6.91m x 5.08m in total)

LOUNGE DINER

Two double glazed windows and patio door leading to a sit out balcony with panoramic marina views and city beyond. Two electric heaters. TV and telephone points. Door to walkin storage cupboard.

KITCHEN

Range of wall, base and drawer units with complimentary worktop over. Stainless steel circular sink. Space for fridge freezer, washing machine and slimline dishwasher. Freestanding oven (Included).

FIRST FLOOR

Telephone point.



BEDROOM ONE

16'5 x 9'9 (5.00m x 2.97m)

Feature arched double glazed window with Marina and city views. Electric heater. Wardrobes (Included). Telephone and TV point.

BATHROOM

White suite comprising WC, wash hand basin recessed into a vanity unit and corner bath. Tiled walls and floor. Dimple wall heater. Cupboard housing hot water tank and shelving. Shaver point.

BEDROOM TWO

16'5 x 7'8 (5.00m x 2.34m)

Double glazed French door with glazed side panels leading to a sit out balcony with panoramic sea views of Swansea bay and Mumbles. Electric heater.

SECOND FLOOR

Velux window.

OFFICE AND TV LOUNGE

16' x 12' (4.88m x 3.66m)

Double glazed feature porthole window. TV and telephone points. Electric heater. Door to walk in storage cupboard.

BEDROOM THREE

8'11 x 8'11 (2.72m x 2.72m)

Two velux windows. Electric heater.

ENSUITE

White suite comprising Wc, wash hand basin recessed into a vanity unit. Corner bath. Tiled walls and floor. Velux window.

EXTERNAL

Secure undercroft parking

TENURE

Lease term 125 years from 1985 (86 years remaining)
Service charge £2518 pa and split over 2 x 6 month payments
Ground rent Peppercorn

COUNCIL TAX BAND E

UTILITIES

Electric - EDF (vendors has informed us they pay £95.46 pm)
No gas
Water - billed
Broadband currently with Talk Talk.
You are advised to refer to Ofcom checker for mobile signal and coverage.

FURTHER INFORMATION

The management company have informed us that pets are allowed with their permission, a fee will be payable.
No holiday lets allowed.

Total floor area - 112 square metres.

