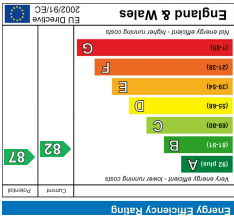
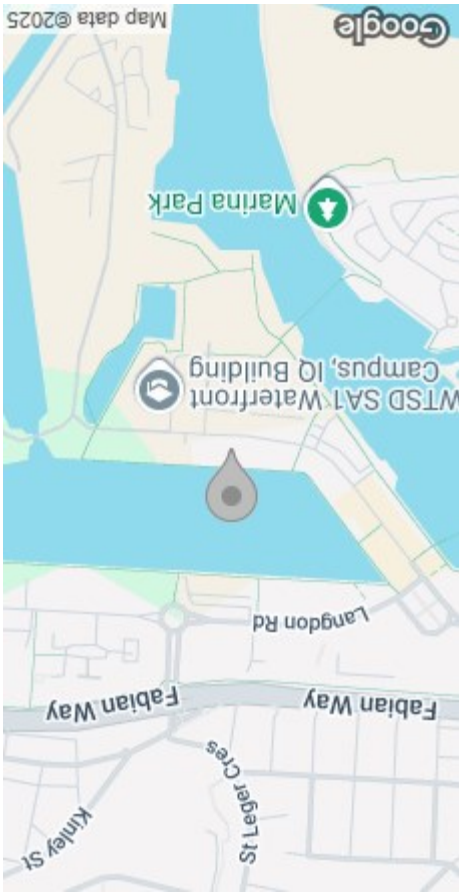


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

TOTAL FLOOR AREA: 561 sq. ft. (52.1 sq. m.) approx.

Ground Floor: 561 sq. ft. (52.1 sq. m.) approx.

First Floor: 561 sq. ft. (52.1 sq. m.) approx.

Second Floor: 561 sq. ft. (52.1 sq. m.) approx.

Third Floor: 561 sq. ft. (52.1 sq. m.) approx.

Fourth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Fifth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Sixth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Seventh Floor: 561 sq. ft. (52.1 sq. m.) approx.

Eighth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Ninth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Tenth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Eleventh Floor: 561 sq. ft. (52.1 sq. m.) approx.

Twelfth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Thirteenth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Fourteenth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Fifteenth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Sixteenth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Seventeenth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Eighteenth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Nineteenth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Twentieth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Twenty-first Floor: 561 sq. ft. (52.1 sq. m.) approx.

Twenty-second Floor: 561 sq. ft. (52.1 sq. m.) approx.

Twenty-third Floor: 561 sq. ft. (52.1 sq. m.) approx.

Twenty-fourth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Twenty-fifth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Twenty-sixth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Twenty-seventh Floor: 561 sq. ft. (52.1 sq. m.) approx.

Twenty-eighth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Twenty-ninth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Thirtieth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Thirty-first Floor: 561 sq. ft. (52.1 sq. m.) approx.

Thirty-second Floor: 561 sq. ft. (52.1 sq. m.) approx.

Thirty-third Floor: 561 sq. ft. (52.1 sq. m.) approx.

Thirty-fourth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Thirty-fifth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Thirty-sixth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Thirty-seventh Floor: 561 sq. ft. (52.1 sq. m.) approx.

Thirty-eighth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Thirty-ninth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Fortieth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Forty-first Floor: 561 sq. ft. (52.1 sq. m.) approx.

Forty-second Floor: 561 sq. ft. (52.1 sq. m.) approx.

Forty-third Floor: 561 sq. ft. (52.1 sq. m.) approx.

Forty-fourth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Forty-fifth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Forty-sixth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Forty-seventh Floor: 561 sq. ft. (52.1 sq. m.) approx.

Forty-eighth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Forty-ninth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Fiftieth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Fifty-first Floor: 561 sq. ft. (52.1 sq. m.) approx.

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Fifty-seventh Floor: 561 sq. ft. (52.1 sq. m.) approx.

Fifty-eighth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Fifty-ninth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Sixtieth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Sixty-first Floor: 561 sq. ft. (52.1 sq. m.) approx.

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Sixty-eighth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Sixty-ninth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Seventieth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Seventy-first Floor: 561 sq. ft. (52.1 sq. m.) approx.

Seventy-second Floor: 561 sq. ft. (52.1 sq. m.) approx.

Seventy-third Floor: 561 sq. ft. (52.1 sq. m.) approx.

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Seventy-eighth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Seventy-ninth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Eightieth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Eighty-first Floor: 561 sq. ft. (52.1 sq. m.) approx.

Eighty-second Floor: 561 sq. ft. (52.1 sq. m.) approx.

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Eighty-sixth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Eighty-seventh Floor: 561 sq. ft. (52.1 sq. m.) approx.

Eighty-eighth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Eighty-ninth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Ninetieth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Ninety-first Floor: 561 sq. ft. (52.1 sq. m.) approx.

Ninety-second Floor: 561 sq. ft. (52.1 sq. m.) approx.

Ninety-third Floor: 561 sq. ft. (52.1 sq. m.) approx.

Ninety-fourth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Ninety-fifth Floor: 561 sq. ft. (52.1 sq. m.) approx.

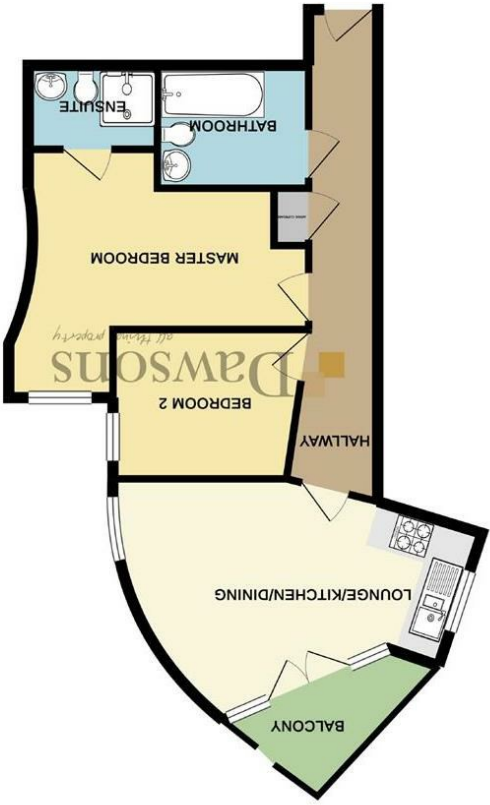
Ninety-sixth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Ninety-seventh Floor: 561 sq. ft. (52.1 sq. m.) approx.

Ninety-eighth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Ninety-ninth Floor: 561 sq. ft. (52.1 sq. m.) approx.

Hundredth Floor: 561 sq. ft. (52.1 sq. m.) approx.



FLOOR PLAN



121 South Quay Kings Road
Marina, Swansea, SA1 8AL
Price Guide £239,950

2 2 1 B

GENERAL INFORMATION

Offering modern living in a vibrant location and water views, contemporary design, and practical amenities, this apartment is an excellent opportunity for anyone looking to enjoy the best of Swansea living.

This immaculate apartment is a true gem. The property boasts a stylish open-plan lounge, dining area, and kitchen leading to a delightful sit-out balcony, where you can enjoy water views, perfect for relaxing or entertaining guests.

The apartment features two spacious double bedrooms, one of the bedrooms includes an en-suite bathroom, providing ample space for comfort and privacy. In addition to the en-suite, there is a second well-appointed bathroom, ensuring convenience for both residents and visitors.

For those who value security and ease of access, the property offers secure underground parking. The lift access enhances mobility, making this apartment suitable for all.

This property is not just a home; it is a lifestyle choice. Don't miss the chance to make this beautiful space your own.

FULL DESCRIPTION

ENTRANCE

Lift access to 3rd floor ,front door leading to:

HALLWAY

Generous curved hallway with grey effect wooden flooring, storage cupboard housing hot water tank and plumbing for washing machine.

BATHROOM

Fitted with white three piece including panelled bath with waterfall shower and shower screen, wash hand basin ,W.C , chrome towel radiator, tiled walls and floors.

MASTER BEDROOM

19'11" (max) x 18'01" (max) (6.07 (max) x 5.51 (max))

Stylish master bedroom with curved feature wall, L shaped recess with window offering views across the water, Luxurious deep pile carpet and chrome recess lighting makes this room feel like your in a 5 star hotel room, door leading to:



EN-SUITE

Fitted with a double shower enclosure with waterfall shower head ,W.C and wash hand basin, chrome towel heater, tiled walls and floors.

BEDROOM TWO

12'02" x 9'10" (3.71 x 3.00)

Side window with water views , wall mounted electric heater.

LOUNGE/KITCHEN/DINING

24'0" (max x 23'08"(max) (7.32 (max x 7.21(max))

Open plan with french doors leading to a sit out enclosed balcony offering panoramic water views across SA1 and beyond, grey wood effect flooring, chrome sockets and switches with recessed ceiling lights, tv point, wall mounted electric heater side window with water views, open plan into:

KITCHEN

A range of modern wall and base units with complimenting work surface over, 1 ½ bowl stainless steel sink with mixer tap, integrated fridge freezer, dishwasher, electric oven, four ring electric hob, stainless steel splash back and chimney hood, side window with water views.

PARKING

Allocated secure underground parking space

TENURE

Leasehold

Lease term 150 years from

Service Charge £3200 pa

Ground rent £150 pa

UTILITIES

Electric - Ye

Gas - No

Water - Metered

Broadband - Yes

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

COUNCIL TAX BAND E

EPC RATING B

FURTHER INFORMATION

No Air BnB. No pets allowed.

