



95 South Quay, Kings Road

Marina, Swansea, SA1 8AJ

Open To Offers £159,995



FULL DESCRIPTION

ENTRANCE

Block 2. Communal entrance with lift and stairs to level 8.

HALLWAY

L shaped hallway with intercom access and electric heater, recess lights, door to cupboard housing hot water tank and plumbing for washing machine.

MASTER BEDROOM

12'05 x 10'12 (3.78m x 3.05m)

French doors leading to wrap around balcony with views across SA1 and beyond, electric heater, recess lights.

ENSUITE

Three piece with step in shower enclosure, W.C, wash hand basin, fully tiled floors and walls.

BEDROOM TWO

10'02 x 8'12 (3.10m x 2.44m)

Window with views over SA1, electric heater, recess lighting.

OPEN PLAN LOUNGE DINER/KITCHEN

20'10 x 12'05 (6.35m x 3.78m)

LOUNGE/DINER

French doors leading to curved wrap around balcony overlooking SA1 waterfront, recess lights, tv , bt points, electric heater leading into:

KITCHEN

Fitted with modern wall and base units , integrated fridge freezer and dishwasher, stainless steel oven, electric hob with hood over, recess lighting.

BATHROOM

6'09 x 4'05 (2.06m x 1.35m)

Three piece suite with bath and shower over and screen , W.C, wash hand basin ,towel radiator, fully tiled walls and floor.

EXTERNALLY

Allocated parking. Space 48.

LEASEHOLD

Lease term 150 years from 1 January 2005

Service charge £692.65 per quarter.

Ground rent £150 pa

COUNCIL TAX BAND E

UTILITES

Electric -

No gas

Water meter - Welsh water

Broadband available

FURTHER INFORMATION

We have been informed that no pets or short term holiday lets are allowed in the building.

EWS1 AVAILABLE

AREA MAP



FLOOR PLANS

GROUND FLOOR



These plans should not be taken as a guarantee of the accuracy of the information provided. The information is provided for general information only and should not be relied upon for any specific purpose. The information is provided as a guide only and should not be used as a basis for any decision. The information is provided as a guide only and should not be used as a basis for any decision. The information is provided as a guide only and should not be used as a basis for any decision.

EPC

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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