



## 14 Ferrara Quay

Maritime Quarter, Swansea, SA1 1UQ

**£139,950**

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## FULL DESCRIPTION

### ENTRANCE

Via communal hall with steps to top floor apartment.

### HALLWAY

### BEDROOM ONE

12'9" x 17'1" (3.9 x 5.23)

### BEDROOM TWO

8'7" x 12'3" (2.64 x 3.74)

### BATHROOM

7'8" x 6'11" (2.34 x 2.12)

### LIVING ROOM

14'2" x 10'5" (4.33 x 3.19)

### KITCHEN

7'0" x 12'4" (2.15 x 3.76)

### EXTERNAL

Sit Out Balcony with panoramic views of the Marina.

Allocated parking space.

### COUNCIL TAX BAND - E

### UTILITIES

Gas- British Gas

Electricity- British Gas

Water- Yes - Welsh Water - Meter

Broadband -BT/Sky

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

### TENURE- LEASEHOLD

Leasehold 99 years from 1986 with 59 Years remaining.

Service charge £2,136pa

Ground Rent £100pa

## AREA MAP



## FLOOR PLANS

GROUND FLOOR



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	74
EU Directive 2002/91/EC			

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