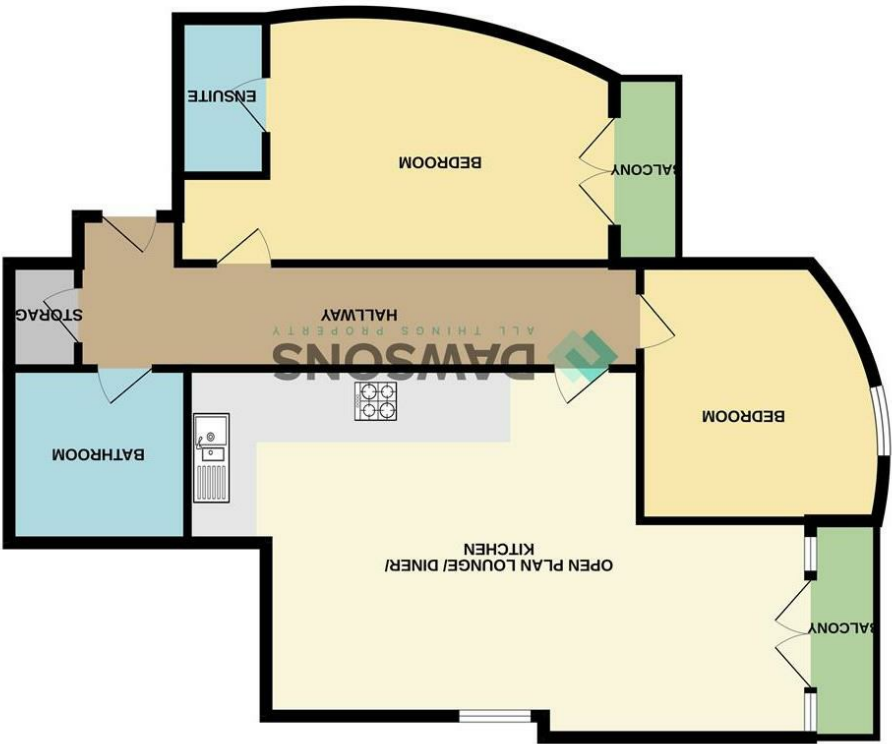


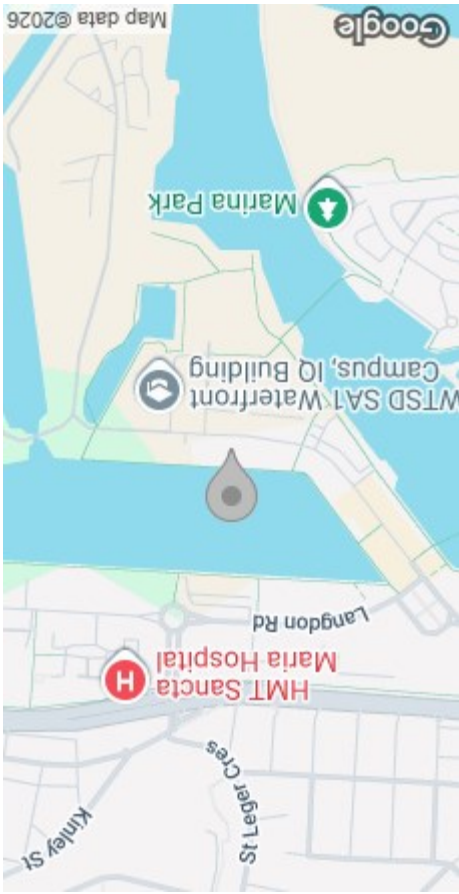
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and appliances have not been taken and no guarantee as to their accuracy or efficiency can be given. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.



GROUND FLOOR

FLOOR PLAN



AREA MAP

GENERAL INFORMATION

Nestled in the vibrant South Quay area of Kings Road, Swansea, this apartment offers a delightful blend of modern living and stunning views. With two double bedrooms, the property is perfect for professionals and couples seeking a stylish home.

The open-plan kitchen seamlessly flows into the lounge diner, creating an inviting atmosphere for both relaxation and entertaining. The lounge is further enhanced by a sit-out balcony, where one can bask in the beauty of the surrounding scenery. The main bedroom features an ensuite bathroom and a private balcony, providing views over the Swansea Bay. The apartment also offers a modern bathroom, ensuring convenience and comfort for all residents.

Additional features include secure underground parking and lift access to all floors. With its prime location, residents can easily explore the vibrant local amenities, including shops, restaurants, and leisure facilities, all within a short distance and easy access to the M4 motorway.

FULL DESCRIPTION

ENTRANCE

Via communal hallway or underground carpark, lift access to level 8 Tower 3.

HALLWAY

Door to all rooms. Door to storage cupboard. Wall mounted electric heater. Video intercom.

OPEN PLAN LOUNGE/ DINER/ KITCHEN

19'3" x 16'4" max (5.88 x 4.99 max) Window to side. Windows and French doors to front with south facing views towards Swansea Bay and Marina. Laminate wood affect flooring. Radiator. TV point. Ceiling spotlights.

KITCHEN

Range of wall, base and drawer units with complementary works surface over. One and a half bowl sink with mixer tap. Electric oven. Four ring ceramic hob with chimney hood extractor fan. Integrated fridge and freezer.



MASTER BEDROOM

18'3" x 11'4" max (5.57 x 3.47 max) French doors to balcony with views over the university towards the bay. Wall mounted radiator. Ceiling spotlights. Door into;

ENSUITE SHOWER ROOM

White suite comprising low level W.c, pedestal wash hand basin and step in shower cubicle with shower over. Tiled floor. Part tiled walls. Heated towel rail. Ceiling spotlights.

BEDROOM TWO

11'6" x 10'2" (3.51 x 3.11) Window to front. Wall mounted heated radiator. Ceiling spotlights.

BATHROOM

5'2" x 7'6" (1.58 x 2.31) White suite comprising low level W.c, pedestal wash hand basin and bath with shower over. Tiled flooring. Part tiled walls. Extractor fan. Ceiling spotlights. Chrome heated towel rail. Shaver point.



EXTERNAL

Secure underground parking.

COUNCIL TAX BAND E

UTILITIES

Electric - Octopus
Gas - No
Water - Welsh Water
Drainage - Welsh water
Broadband - No - Not connected at the moment.
You are advised to refer to Ofcom checker for mobile signal and coverage.

TENURE - LEASEHOLD

Lease Term 150 years from 01/01/2005 129 Years remaining.
Service charge - £3700 pa
Reviewed annually
Ground rent - £150 pa

FURTHER INFORMATION

Total Floor Area 74 Square Metres.
We have been informed that no pets are allowed in the building.
The lease does not allow holiday lets.

