



126 South Quay, Kings Road

Marina, Swansea, SA1 8AL

Price Guide £138,000



FULL DESCRIPTION

ENTRANCE

Block 3. Level four, lift to all floors including the underground parking.

HALLWAY

Video entry system. Wall mounted electric heater. Spotlights. Built in storage cupboard with hot water cylinder and provisions for washer/dryer.

LOUNGE DINER OPEN PLAN TO KITCHEN

23'02" x 17'02" (7.06 x 5.23)

LOUNGE DINER

Double glazed French door to a stand out balcony with water views. Wall mounted electric heater. TV, telephone and Sky points. Open plan to:-

KITCHEN

A range of red high gloss wall, base and drawer units with complimentary work surface over. Stainless steel one and a half bowl sink with drainer and mixer tap. Integrated dish washer and fridge/freezer. Stainless steel oven. Four ring hob with stainless steel splash back and stainless steel chimney extractor hood.

BEDROOM

14'08" approx x 13'07" (4.47 approx x 4.14)

Double glazed French door leading out to stand out balcony with views. Wall mounted electric heater. TV and telephone points. Spotlights.

BATHROOM

Newly fitted contemporary three piece white suite comprising panelled bath with rainfall shower over and decorative glass screen, pedestal wash hand basin and W.C. Heated towel rail. Extractor fan. Shaver point Spotlights. Tiled floor.

EXTERNAL

Allocated underground parking. 139

LEASEHOLD

Lease Term 150 years from 01/01/2005

Service charge £720 per quarter

Reviewed Annually

Ground rent £150 pa

Reviewed 2030

COUNCIL TAX BAND E

UTILITIES

Electric - Ovo energy

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

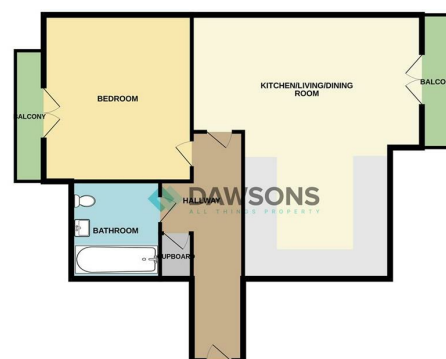
Total Floor Area - 58 Square Metres.

AREA MAP



FLOOR PLANS

GROUND FLOOR



Reference is made to the fact that the accuracy of the floor plan is not guaranteed. The floor plan is provided for information only and should not be relied upon for any purpose. The floor plan is provided for information only and should not be relied upon for any purpose. The floor plan is provided for information only and should not be relied upon for any purpose.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	81	85
EU Directive 2002/91/EC		

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