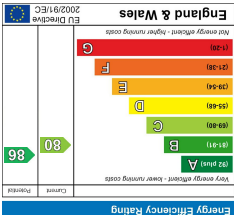
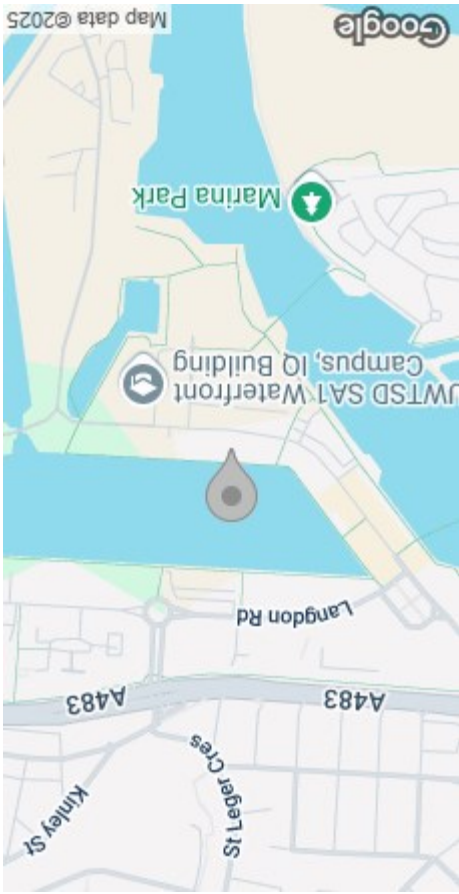


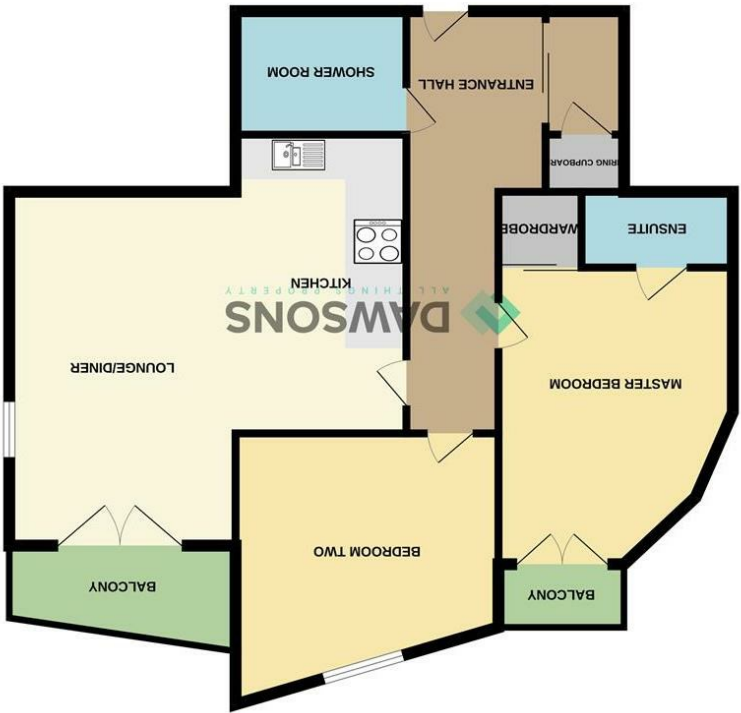
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



GROUND FLOOR

FLOOR PLAN



30 South Quay, Kings Road  
Marina, Swansea, SA1 8AH  
£149,950





GENERAL INFORMATION

A modern and spacious fourth floor apartment in South Quay. The apartment comprises of two double bedrooms - Master with en-suite and sit out balcony, stylish shower room and open plan fitted kitchen with integrated appliances into lounge/diner wit sit out balcony overlooking Kings Dock. Benefits include video intercom entry system, electric heating and lift access plus underground parking.

Lease term 150 years from 1 January 2005  
Service charges £ £3,736.92  
Review date: December 2023  
Ground Rent £150 Per annum  
Review date: January 2030  
Council tax band E

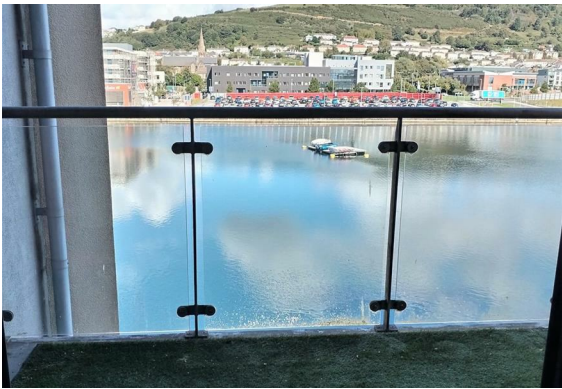
FULL DESCRIPTION

**ENTRANCE**  
Block 1. Level 4, lift access to all floors.

**HALLWAY**  
Video intercom. Electric heater. Sliding mirrored doors to a storage area with a further door to a cupboard housing hot water tank.

**MASTER BEDROOM**  
16'9 approx x 12'2 approx (5.11m approx x 3.71m approx)  
Double glazed french doors leading to a sit out balcony with water views. TV and telephone points. Electric heater. Wardrobes with sliding mirrored doors.

**ENSUITE**  
White suite comprising WC, wash hand basin recessed into a vanity unit and step in shower. Tiled floor. Chrome heated towel rail. Light with shaver point.



**BEDROOM TWO**  
13'7 approx x 11'5 approx (4.14m approx x 3.48m approx)  
Double glazed window with water views. Range of fitted wardrobes, drawers and dressing table. Telephone point. Electric heater.

**LOUNGE DINER OPEN PLAN TO KITCHEN**  
18'3 max x 16'9 max (5.56m max x 5.11m max)

**KITCHEN**  
Range of white high gloss wall , base and drawer units with granite work top and tiled splashback above. Stainless steel sink with drainer and mixer tap. Stainless steel oven . Four ring ceramic hob with stainless steel splash back behind. Integrated fri9dge freezer. Space for washing machine. Tiled floor.

**LOUNGE**  
Double glazed window to side. Double glazed french door leading to a sit out balcony with water views. Telephone and TV point. Electric heater. Laminate flooring.

**SHOWER ROOM**  
White suite comprising WC, wash hand basin recessed into a vanity unit and step in shower. Full height tiling to all walls and tiled floor. Chrome heated towel rail.



**EXTERNAL**  
Allocated underground secure parking no. 140

**TENURE**  
Lease term 150 years from 1 January 2005  
Service charges £ £3,736.92  
Review date: December 2023  
Ground Rent £150 Per annum  
Review date: January 2030

**COUNCIL TAX BAND E**

**ADDITIONAL INFORMATION**  
You are advised to refer to Ofcom checker for mobile signal and coverage.  
Electric - OCTOPUS  
Gas - NO  
Water - WELSH WATER  
WATER - METER  
Broadband - NO

We are advised by the Vendor that pets are not permitted in this development.

There is an EWS1 Certificate available (for mortgage purposes) for this property.

We are also advised that no holiday lets are permitted.