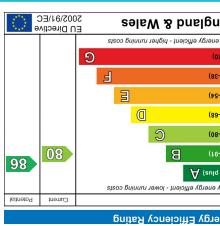
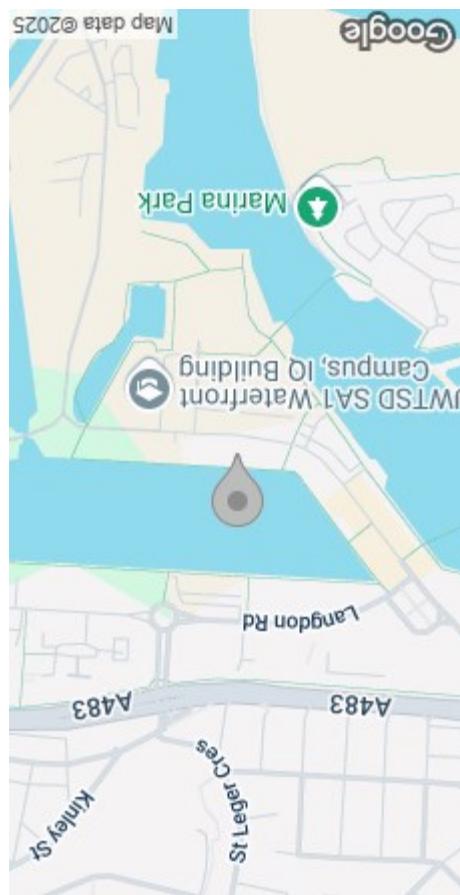




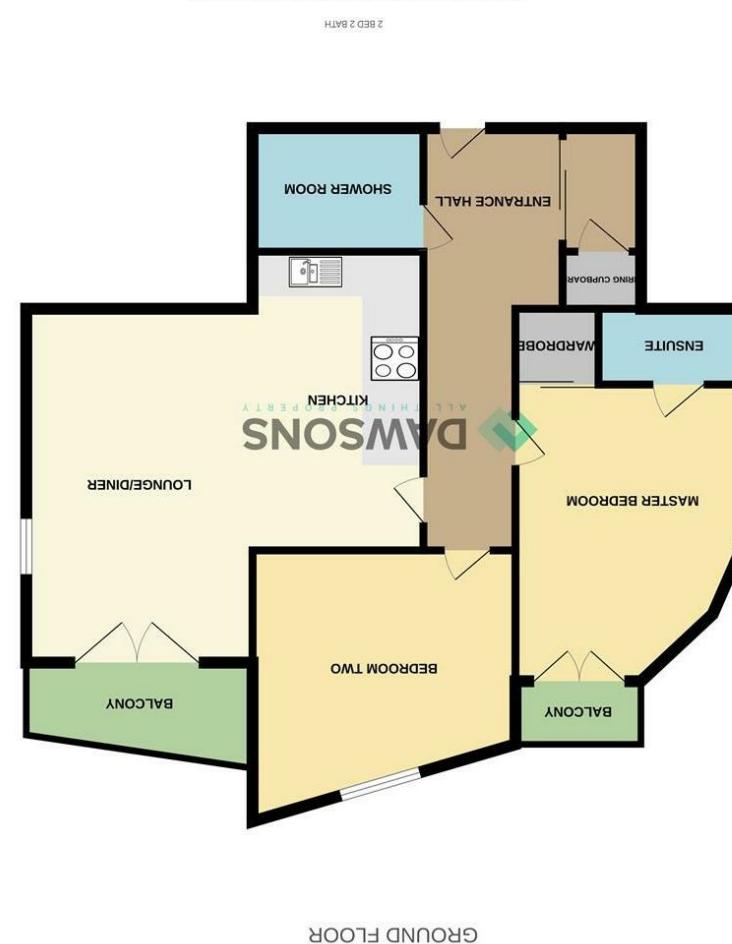
Unit A, Meridian Bay, Swansea, SA1 1PG
01792 653100 | sales@dawsonsproperty.co.uk
These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



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 with 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

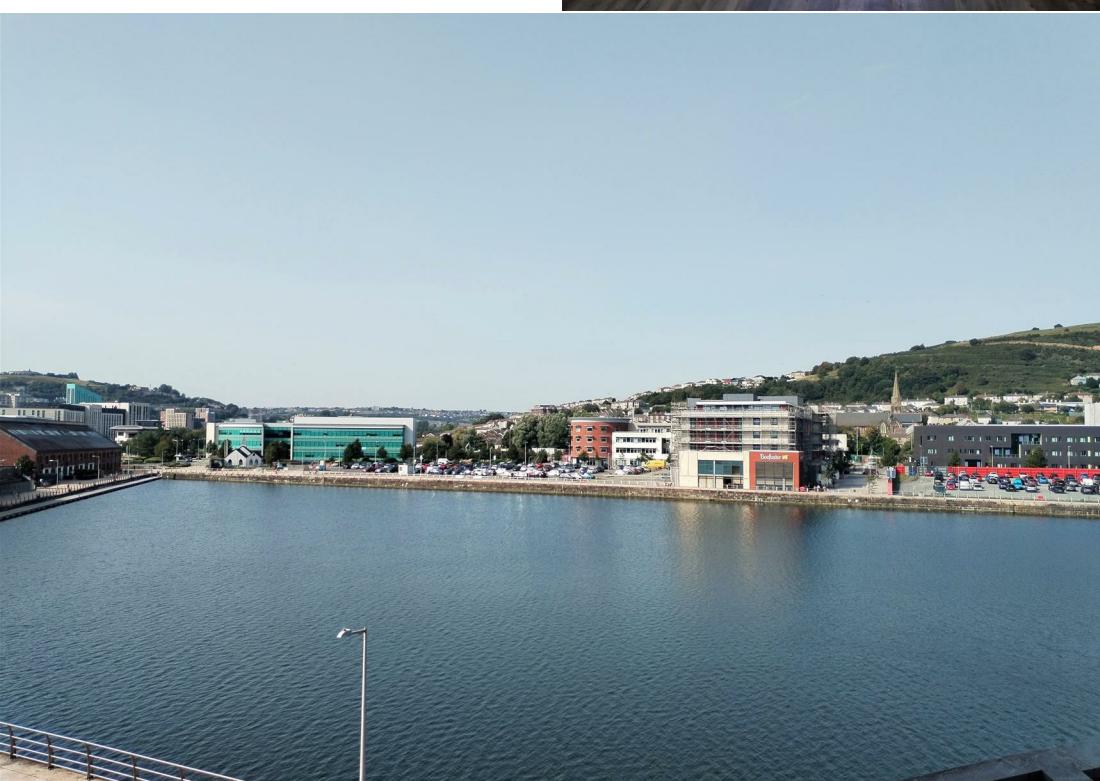
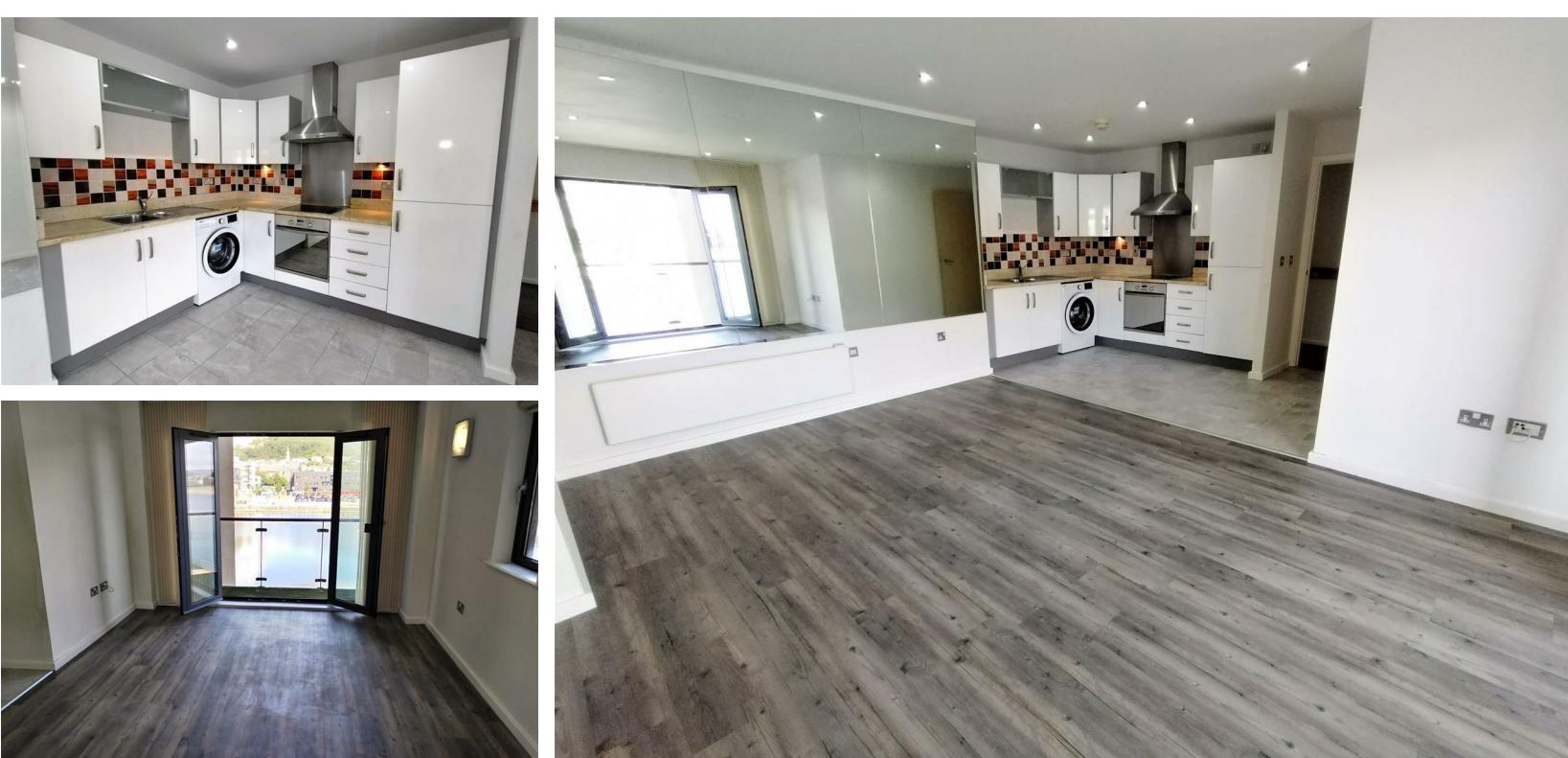
Video intercom. Electric heater. Sliding mirrored doors to a storage area with a further door to a cupboard housing hot water tank.

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 fridge 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.

