



## 47 Altamar

Kings Road, Marina, Swansea, SA1 8PP

Asking Price £140,000



## FULL DESCRIPTION

### ENTRANCE

#### HALLWAY

Skimmed ceiling with two ceiling lights. Video intercom. Electric heater. Carpet. Door to cupboard housing hot water tank.

#### BATHROOM

7'5" x 6'8" (2.26 x 2.03)

White suite comprising W. C, wash hand basin recessed in a vanity unit with a tiled splash back above and a side panelled bath with shower over and shower screen and full tiling around. Skimmed ceiling with down lights. White heated towel rail. Shaver point. Vinyl floor.

#### BEDROOM

11'9" x 9'8" (3.58 x 2.95)

Double glazed french door leading to a sit out balcony with water views. Skimmed ceiling with down lights. Electric heater. T.V and telephone points. Fitted wardrobes with sliding doors. Carpet.

#### LOUNGE DINER

13'1" x 12'7" approx (3.99 x 3.84 approx)

Double glazed windows and french door leading to the balcony with water views. Skimmed ceiling with down lights. T. V and telephone points. Electric heater. Carpet.

Open to :

#### KITCHEN

8'6" approx x 8'5" approx (2.59 approx x 2.57 approx)

Range of wood effect wall, base and drawer units with a black wall top and tiled splash back above. Skimmed ceiling with down lights. Stainless steel single oven. Four ring ceramic hob with stainless steel chimney hood extractor fan. Stainless steel one and half bowl sink with drainer and mixer tap. Integrated fridge freezer, washing machine and dishwasher. Vinyl floor.

#### EXTERNAL

Allocated surface parking.

#### LEASEHOLD

Lease term: 125 years from 9 July 2004

Lease term remaining: 106 years

Ground rent: £228 pa

Service charge: £890 6 monthly. Inc water

#### COUNCIL TAX BAND D

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.



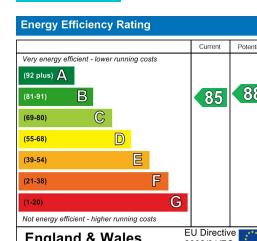
## AREA MAP



## FLOOR PLANS



## EPC



**Unit A, Meridian Bay, Swansea, SA1 1PG**

**T 01792 653100 E [sa1sales@dawsonsproperty.co.uk](mailto:sa1sales@dawsonsproperty.co.uk)**

**[W dawsonsproperty.co.uk](http://dawsonsproperty.co.uk)**

