

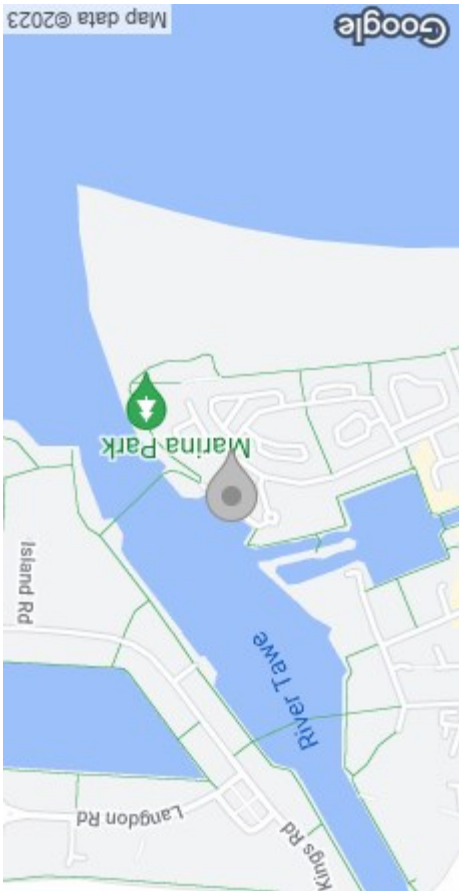
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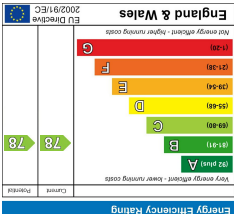


FLOOR PLAN



AREA MAP

EPC





GENERAL INFORMATION

A spacious duplex apartment within walking distance to Swansea Bay and Marina. The property comprises four bedrooms - master bedroom is a mezzanine and looks over to the lounge with vaulted ceilings, entrance hall, lounge/diner into fitted stylish kitchen, bathroom. Benefits include gas central heating, double glazing, allocated parking, two Juliet balconies and sit out sun balcony. Close to local amenities and restaurants. Viewing highly recommended to appreciate the size of the property.

Leasehold  
Lease term 125 years from 2005  
Service charge £2070 pa  
Ground rent £100 pa  
Council tax band F

FULL DESCRIPTION

First floor duplex apartment

**HALLWAY**  
Gas central heating radiator. Wall mounted intercom. Thermostat control for heating. Door leading to airing cupboard housing hot water tank and consumer unit. Spiral staircase leading to upper floor.

**LOUNGE DINER**  
19'07" x 10'8" (5.97m x 3.25m )  
Double-glazed French door to sit out sun balcony. Double-glazed picture window and double-glazed French door to Juliet balcony. Vaulted ceiling. Gas central heating radiators. TV and telephone points.



**KITCHEN**  
10'6" x 6'11" (3.20m x 2.11m )  
Range of high gloss wall, base and drawer units with walnut effect work top. Skimmed ceiling with chrome ceiling light. Stainless steel double oven. Stainless steel 4-ring gas hob with glass splash back and stainless steel chimney hood. Stainless steel 1½ bowl sink with drainer and mixer tap. Integrated fridge/freezer, dish washer, washer/dryer and microwave. Cupboard housing gas central heating boiler. Double-glazed window.

**BEDROOM THREE**  
15'09" x 8'12" (4.80m x 2.44m )  
Double-glazed window. Skimmed ceiling with pendant ceiling light. Gas central heating radiator. TV point.

**BEDROOM FOUR**  
13'11" x 10'04" (4.24m x 3.15m )  
Double-glazed window. Skimmed ceiling with pendant ceiling light. Gas central heating radiator. T.V point.

**SHOWER ROOM**  
7'09" x 6'0"  
Three piece white suite comprising W.C., pedestal wash hand basin and walk in shower. Skimmed ceiling with centre ceiling light. Tiled walls. Shaver point. Chrome heated towel rail.

**FIRST FLOOR**  
Walk-in cupboard with light.

**BEDROOM TWO**  
13'11" x 8'06" (4.24m x 2.59m )  
Double-glazed window. Skimmed ceiling with pendant ceiling light. Gas central heating radiator. TV point.

**MASTER BEDROOM**  
13'10" x 10'08" (4.22m x 3.25m )  
Double-glazed windows. With glazed Mezzanine window over looking lounge. Skimmed ceiling. TV point. Gas central heating radiator. Door to:-

**ENSUITE**  
Three piece white suite comprising W.C., pedestal wash hand basin and shower. Tiled walls. Skimmed ceiling with centre ceiling light. Shaver point. Frosted double-glazed. Gas central heating radiator

**EXTERNAL**  
Allocated parking.

**LEASEHOLD**  
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**COUNCIL TAX BAND F**

