



## 48 South quay

Kings Road, Marina, Swansea, SA1 8AJ

Offers Invited £125,000



## FULL DESCRIPTION

### ENTRANCE

Via communal door. Ground floor. Block 2.

### HALLWAY

Wall mounted video intercom. Alarm control. door to cupboard housing hot water tank and space for washing machine.

### BATHROOM

White suite comprising of WC, pedestal wash hand basin and bath with shower over and shower screen. Chrome heated towel rail. Shaver point. Tiled floor.

### BEDROOM

13'3" max x 11'8" (4.05 max x 3.56)

Double glazed window overlooking the communal garden area and water views. Electric heater. TV and telephone points.

### LOUNGE DINER OPEN PLAN TO KITCHEN

19'6" (narrowing to 11'1") x 18'2" (5.95 (narrowing to 3.38) x 5.54)

### LOUNGE DINER

Double glazed window to side and double glazed French doors with glazed side panels leading to a decked terrace with views over the water and communal gardens. Two wall lights. Laminate flooring. Electric heater.

### KITCHEN

Range of red high gloss wall, base and draw units with grey worktop above. Stainless steel one and half bowl sink with drainer and mixer tap. Integrated fridge freezer and dishwasher. Stainless steel single oven. Electric hob with stainless steel splashback and stainless steel chimney hood extractor fan. Laminate flooring.

### PARKING

Allocated underground secure parking space. Parking space 153

### TENURE

Leasehold

Lease Term 150 years from 01/01/2005

Service charge £2,581.72

Reviewed Annually

Ground rent £150 pa

Reviewed 2030

### UTILITIES

Electric - Octopus

Gas - No

Water - Metered

Drainage - Welsh water

Broadband - Not known

You are advised to refer to Ofcom checker for mobile signal and coverage.

### COUNCIL TAX BAND D

### EPC RATING C

### FURTHER INFORMATION

No holiday lets. No pets allowed.

## AREA MAP



## FLOOR PLANS

GROUND FLOOR



1:50

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## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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