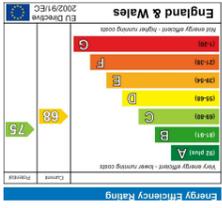


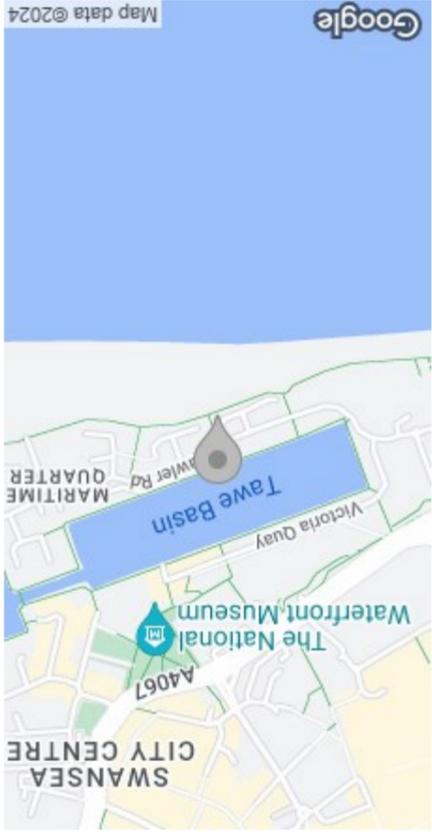


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

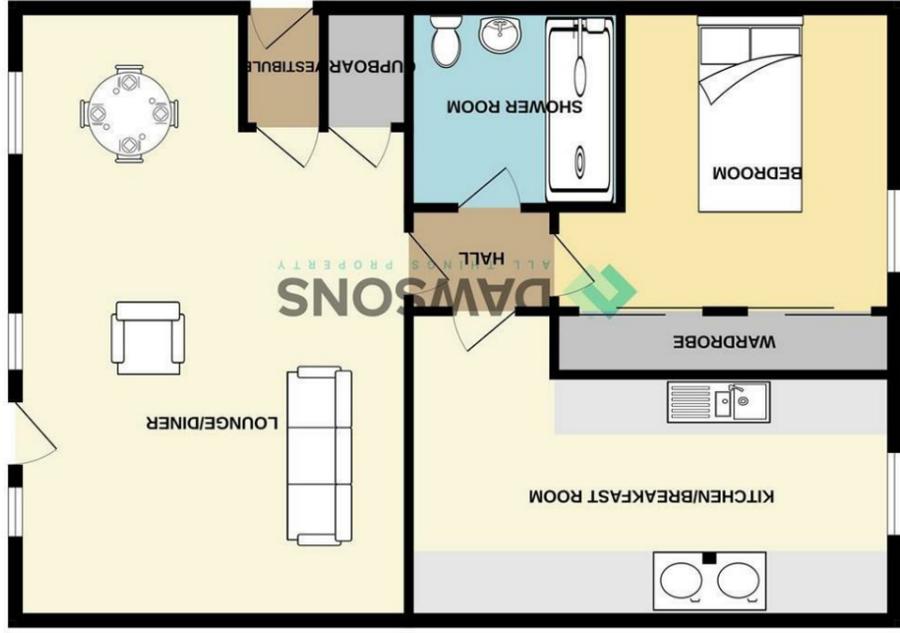
Whilst every attempt has been made to ensure the accuracy of the program contained therein, measurements of rooms, wall thicknesses and any other items are approximate and should be used as such by any prospective purchaser. The service, options and appliances shown have not been tested and no guarantee is given as to their quality or efficiency. This plan is the authors' property and should be used as such by any person who uses it and any other use is prohibited without the written consent of Dawson's Property.



EPC



AREA MAP



GROUND FLOOR

FLOOR PLAN



24 Camona Drive
 Marina, Swansea, SA1 1YJ
 Offers Over £199,950



GENERAL INFORMATION

A rare opportunity to acquire a ground floor seafront apartment boasting panoramic views with access to Swansea waterfront. Originally a two bed property, this one bed apartment offers a lounge diner leading to a sit out terrace with access to the Promenade, separate kitchen, and shower room. Benefiting from an allocated parking space and on site caretaker, the property offers no ongoing chain.

Lease term 125 Years From 24 June 1985
Service charge £212.15 pcm
Ground rent peppercorn
Council Tax band F

Mains electricity, gas, water and drainage.
Water is on a meter.
Electricity and gas currently supplied by Shell Energy.
Broadband currently supplied by BT.
Please refer to Ofcom checker for further information regarding broadband and mobile coverage.

FULL DESCRIPTION

VESTIBULE

Consumer unit. Alarm panel.

LOUNGE DINER

21'4 max x 14'2 (6.50m max x 4.27m'0.61m)

Double glazed windows and double glazed French door leading to a paved terrace with panoramic sea views. Electric heaters. TV and telephone points. Intercom. Storage cupboard. The kitchen was originally situated in the lounge so plumbing is still available.

SHOWER ROOM

White suite comprising WC, walk in shower and pedestal wash basin. Full tiling to walls. Shaver point. Wall mounted mirror.



BEDROOM

9'5 (to wardrobes) x 7'0 (2.87m (to wardrobes) x 2.13m'0.00m)

Double glazed window to rear. Triple fitted wardrobes with sliding mirrored doors. Electric heater.

KITCHEN

13'6 x 9'98 (4.11m x 2.74m)

Rang of cream units wall, base and drawer units with wood effect work top over ad tiled splash back above. Ceramic one and half bowl sink with drainer and mixer tap. Space for washing machine and fridge freezer. Integrated Dishwasher. Electric Aga with 2 hot plates and 2 ovens. Vinyl floor.

With the original layout as a 2 bed this room would have been the main bedroom.

EXTERNAL

Paved terrace with railings and gate leading to the promenade and beach. Allocated surface parking space, number 12.

TENURE

Lease term 125 Years From 24 June 1985

Service charge £212.15
Ground rent peppercorn

COUNCIL TAX BAND F

