



## 59 South Quay, Kings Road

Marina, Swansea, SA1 8AJ

**£139,950**



## ENTRANCE

## HALLWAY

Video intercom system. Electric heater. Wall mounted consumer unit.  
Door to cupboard housing hot water tank and washer dryer.

## BEDROOM

12'01" x 11'07" (3.68 x 3.53)

Double glazed window with water views. Electric heater. TV and telephone points.

OPEN PLAN LOUNGE DINER TO KITCHEN

18'08" (narrowing to 11'01") x 18'03" (5.69 (narrowing to 3.38) x 5.56)

## LOUNGE DINER

Double glazed window to side. Double glazed floor length windows and French Door leading to a decked sit out balcony with views over the gardens and water. TV, telephone and Sky points. Two wall lights. Electric heater.

Open to;

## KITCHEN

Range of red high gloss wall, base and drawer units with grey work top. Brand new stainless steel oven. Four ring ceramic hob with splash back and stainless steel chimney hood extractor. Stainless steel one and a half bowl sink with drainer and mixer tap. Integrated fridge freezer and dishwasher.

## BATHROOM

Three piece white suite comprising WC, pedestal wash hand basin, bath with shower over, shower screen. Half tiled walls around WC and wash hand basin, full tiled walls to bath. Tiled floor. Shaver point. Chrome heated towel radiator.

**EXTERNAL**

Secure allocated underground parking space.

## LEASEHOLD

Lease term 150 years from 1 January 2005

Service charge £577 per quarter

Ground rent £150 pa

## COUNCIL TAX BAND D

## GROUND FLOOR



1.05

While every attempt has been made to ensure the accuracy of the figures contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or error in statement. This plan is for illustrative purposes only and should be used as such by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

EPC

Energy Efficiency Rating		Current	Planned
Very energy efficient - lower running costs			
(92-101) <b>A</b>			
(81-91) <b>B</b>		81	86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC

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