



31 Victoria Quay

Maritime Quarter, Swansea, SA1 3XG

£199,950



FULL DESCRIPTION

ENTRANCE

Enter via communal hall with steps to first floor (no lift). Enter into :

HALLWAY

Telephone intercom. Telephone point to all rooms. Storage cupboard.

LOUNGE/DINER/KITCHEN

26'3" x 15'10" max (8.01m x 4.83m max)

UPVC double glazed french doors to balcony with view over the Marina. TV point, central heating, radiator x2, UPVC double glazed windows to rear

KITCHEN

Wall base and draw units with work surface over four ring electric hob with extractor fan over. Wall mounted boiler, sink with mixer tap, tile splashback, integrated fridge freezer, integrated washer dryer, tiled flooring

BEDROOM 1

8'3" x 10'11" (2.52m x 3.33m)

Double glaze window to front with view over the Marina built wardrobes.

BEDROOM 2

11'3" x 12'10" (3.44m x 3.92m)

Window to rear. Radiator.

BATHROOM

Two obscured windows to rear. Bath with shower over, low level W.C, wash hand basin and shaver point. Heated towel rail.

LEASEHOLD TERMS

Leasehold Terms - Terms of lease 189 years, years remaining 148 years. Service charge £900.00 per annum.

ADDITIONAL INFORMATION

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

Electric - YES - OVO ENERGY

Gas - YES - OVO ENERGY

Water - YES

WATER - METER

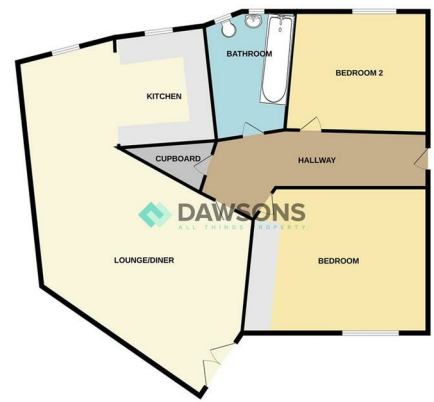
Broadband - NO

AREA MAP



FLOOR PLANS

GROUND FLOOR



EPC

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(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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