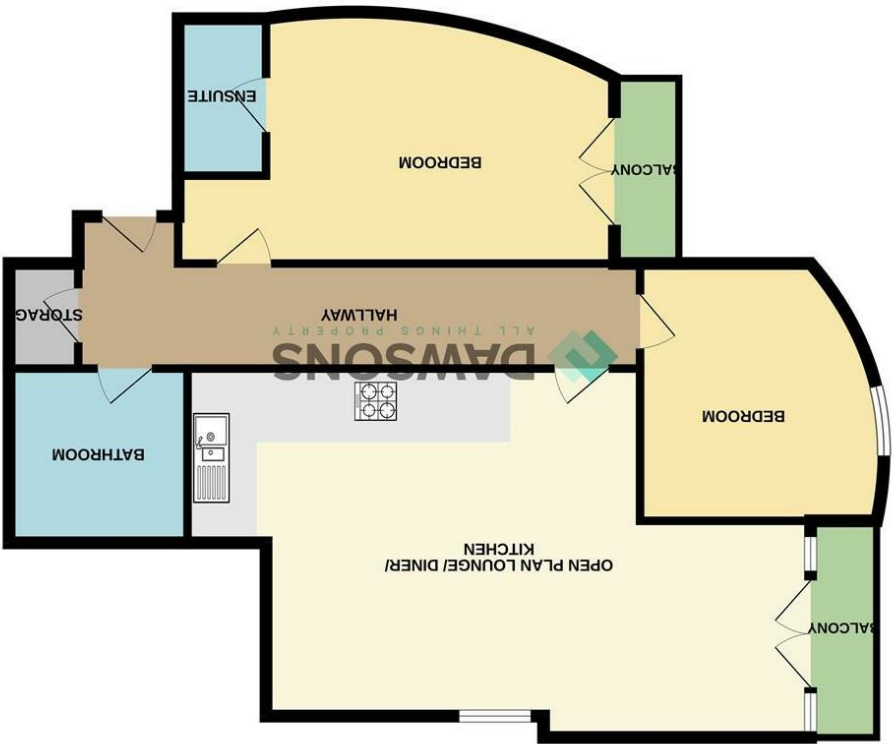
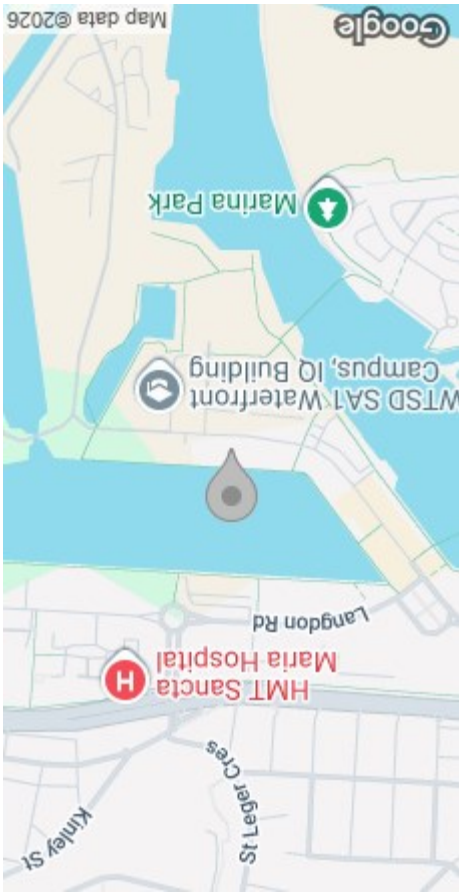


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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 floorplan contained here, measurements of rooms, corridors and appliances have not been taken and no guarantee is given. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

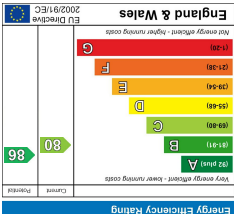


FLOOR PLAN



AREA MAP

EPC



GENERAL INFORMATION

Nestled in the vibrant area of Kings Road, Swansea, this charming apartment offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this residence is perfect couples, or individuals seeking a stylish living space. The apartment features a spacious reception room, ideal for entertaining guests or enjoying a quiet evening in.

The property boasts two modern bathrooms, ensuring that morning routines are a breeze and providing ample privacy for all residents. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

Living in Kings Road means you are just a stone's throw away from the bustling heart of Swansea, with its array of shops, restaurants, and cultural attractions. The nearby coastline offers stunning views and opportunities for leisurely walks along the beach, making this location truly desirable.

This apartment is not just a home; it is a lifestyle choice, combining the best of urban living with the charm of coastal life. Whether you are looking to invest or find your next home, this property is a wonderful opportunity that should not be missed.

FULL DESCRIPTION

ENTRANCE

Block 3. Level 9, lift access to all floors.

HALLWAY

Doors to all rooms. Door to storage cupboard. Wall mounted electric heater. Video intercom.

OPEN PLAN LOUNGE DINER KITCHEN

18'4" x 16'9" max (5.60 x 5.12 max)
Window to side. Windows and French doors to the front, with south facing views towards Swansea Bay and Marina. Laminate wood flooring. Radiator. TV point. Ceiling spotlights. Integrated dishwasher and fridge freezer.



MASTER BEDROOM

134'5" x 10'2" (40.99 x 3.11)
French doors to balcony, with sea views over the university towards the bay. Wall mounted radiator. Ceiling spotlights.

ENSUITE

White suite, comprising low-level W.C pedestal wash hand basin and step in shower cubicle, with shower over. Tiled floor. Part tiled walls. Heated towel rail. Ceiling spotlights.

BEDROOM TWO

Two windows to front. Wall mounted heated radiator. Ceiling Spotlights.

BATHROOM

7'6" x 5'1" (2.31 x 1.56)
White suite comprising low-level W.C, pedestal wash hand basin, bath with shower over. Part tiled walls. Extractor fan. Ceiling spotlights, chrome heated towel rail and shaver point.

PARKING

Secure underground parking.

TENURE

Lease Term 150 years from 01/01/2005 129 Years remaining.
Service charge - £3668
Reviewed annually
Ground rent - £150 pa

UTILITIES

Electric - octopus energy
Gas - No
Water - Welsh Water
Drainage - Welsh water
Broadband - No - Not connected at the moment.
You are advised to refer to Ofcom checker for mobile signal and coverage.

COUNCIL TAX BAND E

EPC RATING C

FURTHER INFORMATION

We have been informed that no pets are allowed in the building.
The lease does not allow holiday lets.

