



3 South Quay, Kings Road Marina, Swansea, SA1 8AH

Asking Price £152,500



FULL DESCRIPTION

ENTRANCE

Block 1. Ground floor. Lift to car park.

HALLWAY

Intercom. Alarm. Cupboard housing hot water tank and space for washing machine.

BATHROOM

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

LOUNGE DINER OPEN PLAN TO KITCHEN

Double glazed french doors leading to a sit out decked terrace. TV and telephone points. Electric heater.

KITCHEN

White gloss drawer, base and wall units with grey worktop and up stand. Stainless steel single oven. Four ring electric hob with stainless steel splash back and stainless steel extractor fan. Integrated dishwasher and fridge freezer. Stainless steel one and a half bowl sink. Laminate flooring.

MASTER BEDROOM

11'5 x 9'2 (3.48m x 2.79m)

Double French doors leading to a decked balcony with views overlooking the waterfront of SA1. Telephone and TV points.

ENSUITE

White bathroom suite comprising of WC, pedestal wash hand basin and a walk in shower. Half height tiling to walls behind WC and wash hand basin, full height to shower area. Chrome heated towel rail. Tiled floor.

BEDROOM TWO

10'9 x 6'7 (3.28m x 2.01m)

Double-glazed windows. Electric radiator.

EXTERNAL

Secure allocated underground parking space 26

TENURE

Lease term 150 years from 1 January 2005

Service charges £3000 pa approx

Review date: December 2023

Ground Rent £150 Per annum

Review date: January 2030

COUNCIL TAX BAND D

UTILITIES

Electric - Ovo energy

No gas

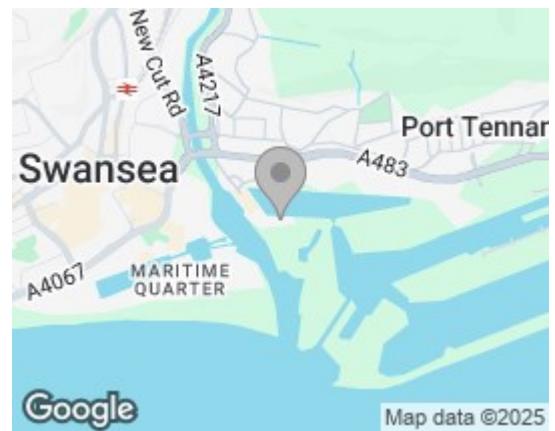
Water meter - Welsh Water

FURTHER INFORMATION

We have been informed that no pets or short term holiday lets are allowed in the building.

EWS1 AVAILABLE

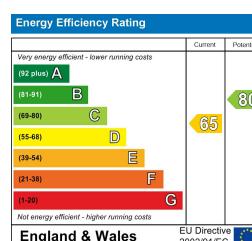
AREA MAP



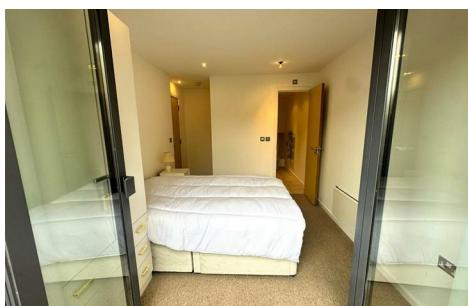
FLOOR PLANS



EPC



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