

FOR SALE

£140,000 Leasehold



# Altamar, Kings Road, Swansea, West Glamorgan SA1 8PY

- Beautifully-presented One Bedroom Apartment
- Second Floor with Lift Access
- Undercroft allocated parking
- Sit-out balcony
- Electric Heating
- Currently Cash Offers Only



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## PROPERTY DESCRIPTION

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Bay is excited to offer for sale this beautifully-presented, one bedroom contemporary apartment, designed with exquisite attention to detail and finished to an exceptionally high standard, creating a elegant and stylish modern home. Situated on the second floor with lift access, the accommodation briefly comprises an entrance hallway, open-plan living room accessing a sit-out balcony and an integrated kitchen with breakfast bar, double bedroom with fitted wardrobe and bathroom with shower. Set in a prime location with partial Marina views and within half a mile of Swansea Bay and its seafront promenade with footpath to Mumbles and access to the Gower Peninsular (UK's first area of outstanding natural beauty). With direct access to Swansea's city centre and the M4 corridor, the apartment location and style also offers fantastic rental and holiday let opportunities. Having the additional benefit of under croft parking. Electric heating. Virtual tour available! Tenant in-situ.

\*Currently without EWS1 certificate and viable only for cash offers.\*



## ROOM DESCRIPTIONS

### Hallway

Hardwood entrance door. Rich walnut effect laminate flooring. Ceiling light fitting. Electric panel heater. Door to storage cupboard. Wall mounted entrance phone. Doors leading to:-

### Living Room Area

3.720m x 4.501m (12' 2" x 14' 9")

[Measurements taken to furthest point of room]

Rich walnut effect flooring. LED mood lighting and recessed spotlights. Contemporary wall paneling and media wall unit, Virgin media connection points, Electric panel heater. White surround double glazed window and door opening onto a sit-out balcony with partial Marina views.

### Kitchen Area

2.060m x 3.714m (6' 9" x 12' 2") [Measurements taken to furthest point of kitchen area]

Adjoining modern and well-thought-out kitchen, comprising wall and base units with splash-back, breakfast bar, and fully integrated appliances including, oven and hob with extractor hood, fridge/freezer, washer/dryer. Black resin one and a half bowl sink with mixer tap, under cabinet LED mood lighting and recessed ceiling spotlights. Rich walnut effect flooring. Multiple power points.

### Bedroom

3.429m x 2.951m (11' 3" x 9' 8") [Measurements taken to furthest point of room]

Rich walnut effect laminate flooring. Recessed spotlights and rich walnut effect flooring. white surround double glazed window. Contemporary wall paneling and media unit. Electric panel heater. Fitted wardrobe unit.

### Bathroom

2.075m x 1.795m (6' 10" x 5' 11")

[Measurements to furthest point of room]

Laminate flooring. Recessed ceiling spotlights. Bath complete with overhead rainfall shower and frame-less glass screen. Low level WC with concealed cistern with push button operation. Counter top wash hand basin. Vanity unit providing useful storage. Heated towel rail.

### External

Under croft allocated parking.

### Tenure & Utilities (as of September 2024)

Leasehold - 104 years remaining (125 years from 9 July 2004)

Service Charges - £1,261 twice yearly

Ground Rent: £136.51 twice yearly

Council Tax Band D

### Disclaimer

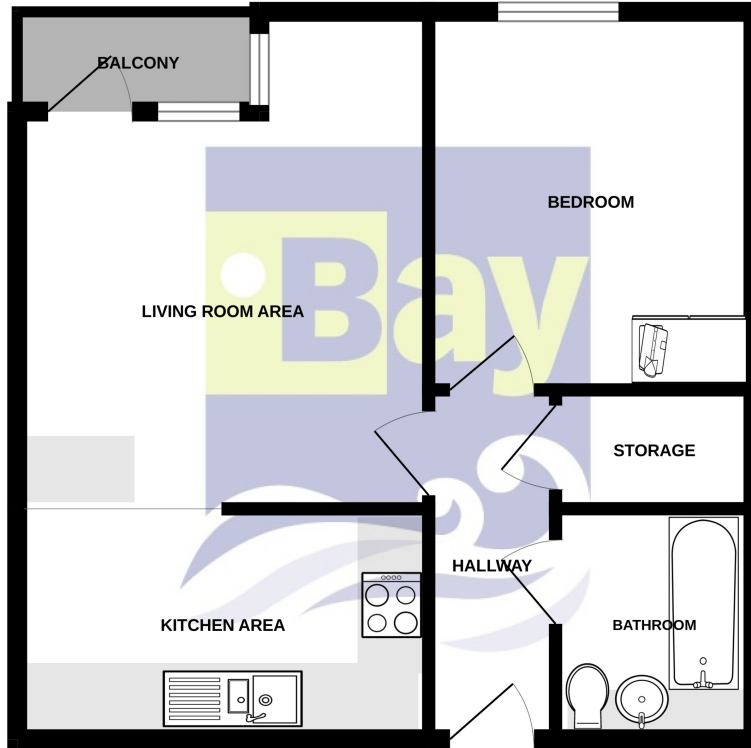
All measurements, floor plans and photographs are for guidance purposes only. Photographs may be taken with a wide angled/zoom lens, and dimensions, shapes and precise locations may differ to those set



# FLOORPLAN & EPC



GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 451 sq.ft. (41.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	88
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Bay Estates & Lettings Agents

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