



Ferrara Quay, Maritime Quarter, SWANSEASA1 1UQ

- Beautifully Presented Two Bedroom Apartment
- Third Floor (no lift)
- Extended lease with 150 years remaining
- Unique Corner Position
- Gas Central Heating
- Allocated surface parking
- Marina Views



PROPERTY DESCRIPTION

Bay is delighted to present for sale this beautifully presented two bedroom apartment, located on the third (top) floor. The property briefly comprises a living room/dining area with bay window and sit-out balcony with panoramic Marina views, a separate kitchen, a master double bedroom with ample wardrobe space and second double bedroom. The family bathroom has fully tiled walls and three piece bathroom suite with overhead shower. Views of the Marina, boat moorings, city and surrounding hillside can be enjoyed from the main bedroom and living room. There is an allocated parking space to the rear of the block. Gas central heating. Leasehold with recently extend lease at 150 years remaining with peppercorn ground rent. Council Tax: Band E. EPC Rating: C. Ideal for residential or investment use. Tenant in-situ at time of publication. No lift in block. Viewing is highly recommended!



ROOM DESCRIPTIONS

Hallway

Hardwood entrance door. Fitted carpet. Recessed ceiling spotlights. Door to airing cupboard. Door to storage cupboard. Hatch to attic. Wall mounted entrance phone. Radiator. Power point.

Living Room

4.54m x 4.19m (14' 11" x 13' 9") [Measurements taken to furthest point of room and into bay window] Fitted carpet. White uPVC surround double glazed bay window with West-facing Marina views. White uPVC surround double glazed sliding door onto a decked sit-out balcony with panoramic Marina views. Radiator. Ceiling light fitting. Power points. TV point.

Kitchen

3.74m x 2.15m (12' 3" x 7' 1") [Measurements to furthest point of room] Stone effect vinyl flooring. A range of wall in base units, comprising gloss-white cabinets with chrome handles, integrated spotlights and a granite effect laminate worktop. Cream enamel sink and drainer unit. Plumbed for washing machine. Integrated electric oven, 4-ring gas hob and overhead extractor. Space for freestanding fridge and freezer. Worcester combi boiler. Splash-back wall tiling. White uPVC surround double glazed window overlooking the courtyard and window to side with Marina views. Power points. Ceiling light fitting.

Main Bedroom

5.25m x 3.88m (17' 3" x 12' 9") [Measurements to furthest point of room] Hardwood effect laminate flooring. Ceiling light fitting. White uPVC surround double glazed bay

window and additional window to side overlooking the Marina. Single panel radiator. Power points.

Bedroom

3.64m x 3.76m (11' 11" x 12' 4") [Measurements to furthest point of room] Hardwood effect laminate flooring. Ceiling light fitting. White uPVC surround double glazed window overlooking courtyard. Single panel radiator. Power points.

Bathroom

2.25m x 2.06m (7' 5" x 6' 9") [Measurements to furthest point of room, part including airing cupboard] Tiled flooring. Splash-back wall tiling with mosaic trim. White three piece suite comprising P-shaped bath with Triton electric shower and fixed glass screen, pedestal WHB with mixer tap and low level WC with button flush. White uPVC surround double glazed, patterned glass window. Ceiling light fitting. Extractor fan. Shaver point. Heated towel rail.

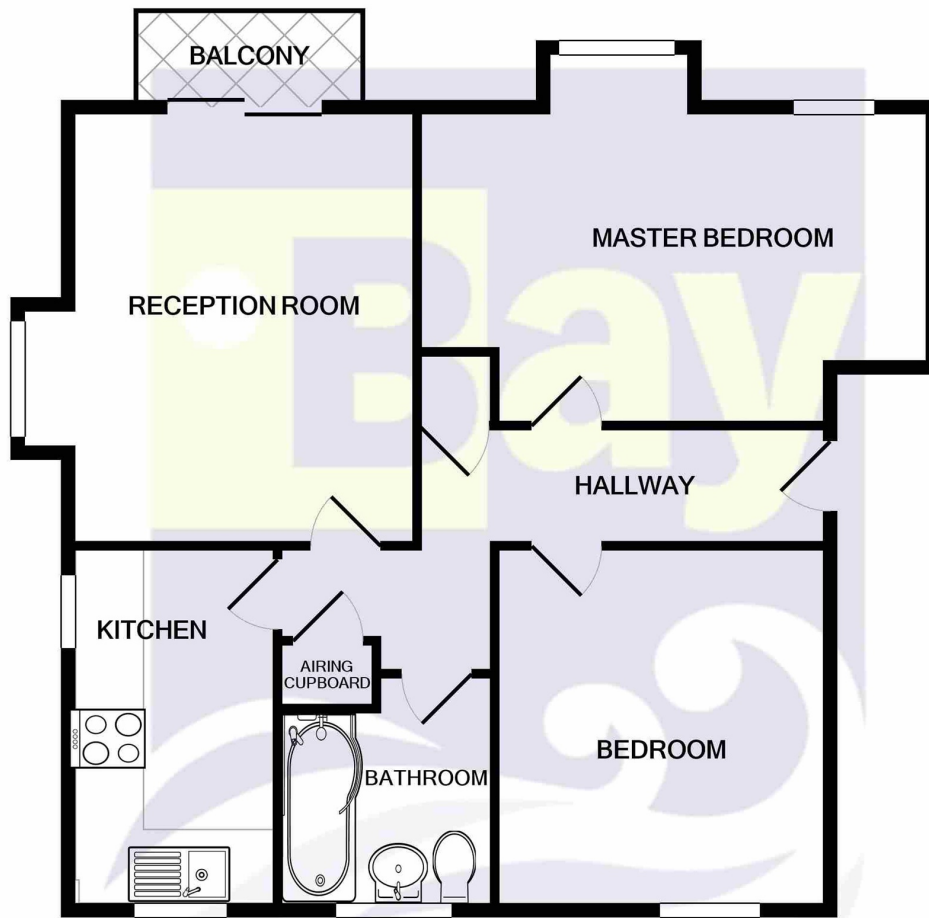
External

Allocated parking space.

Tenure & Utilities

Leasehold: 150 years remaining.
Management Company: Residential Management Group Limited (RMG)
Ground Rent:: Peppercorn rent
Service Charge: £1,500.00 p.a. (approx.)
Council Tax: Band E





Whilst every attempt has been made to ensure the accuracy of the floor plan 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+)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Bay Estates & Lettings Agents

29, Camona Drive, Maritime Quarter, Swansea, SA1 1YJ
 01792 645566
 mail@bayestateagents.com