

FOR SALE

£186,995 Leasehold



Meridian Tower, Trawler Road Maritime Quarter SA1 1JW

- Luxury one bedroom apartment
- Fifteenth floor
- Allocated parking
- Proven rental income of £800 pcm
- High quality fixtures and fittings
- Jaw-dropping views over Swansea Bay



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PROPERTY DESCRIPTION

Bay are proud to present for sale this stunning, one bedroom apartment. Set on the fifteenth floor of the landmark Meridian Tower development, the property benefits from jaw-dropping views over Swansea Bay and towards Mumbles head from the living room picture windows, Juliet balcony and bedroom. Double sized bedroom with fitted wardrobe. Stylish bathroom with shower over bath. Allocated parking. Proven rental income of £850 per month. Viewing is highly recommended to appreciate the quality of the apartment and unique views!



ROOM DESCRIPTIONS

Hallway

A hardwood entrance door leads to an L-shaped hallway with sand-coloured fitted carpets. Two recessed ceiling spotlights. Door to airing cupboard, housing tank, heating controls and electricity consumer unit. Wall mounted intercom phones. Slimline heater.

Living Room/Kitchen

6.84m x 4.50m (22' 5" x 14' 9") [Measurements taken to furthest point of room to include kitchen and living room area]

A beautiful, light-filled living room area, benefiting from floor-to-ceiling picture windows and tilt-and-turn door to Juliet balcony with sweeping sea views. Open-plan with sand-coloured fitted carpet to adjoining kitchen area. Two slimline panel heaters. Power points. Six recessed ceiling spotlights. Hardwood effect laminate flooring into kitchen area, complete with wall and base units to include a breakfast bar. Integrated appliances, including a stainless steel sink and a half and drainer unit, dishwasher, fridge/freezer, Tricity Bendix washer/dryer and AEG oven, 4-ring hob and stainless steel extractor hood. Mineral grey laminate work surface with splash-back trim. Power points. Ceiling extractor fan.

Bedroom

3.55m x 4.27m (11' 8" x 14') [Measurements taken to furthest point of room]

Sand-coloured fitted carpet. Double glazed window with sweeping views over Swansea Bay. Slimline heater. Fitted, mirrored wardrobe. Power points. Four recessed ceiling spotlights.

Bathroom

2.33m x 2.00m (7' 8" x 6' 7") [Measurements taken to furthest point of room]

Stone tile effect laminate flooring. A white three piece suite comprising bath with shower over and glass screen, pedestal WHB with rail and mixer tap, low level WC with button recessed into wall. Wall mounted mirror. Shaver point. Three recessed ceiling spotlights. Extractor fan. Heated towel rail.

Tenure & Utilities (May 2022)

Leasehold: 150 years from 2007. (135 years remaining).

Annual Ground rent: £200 per year.

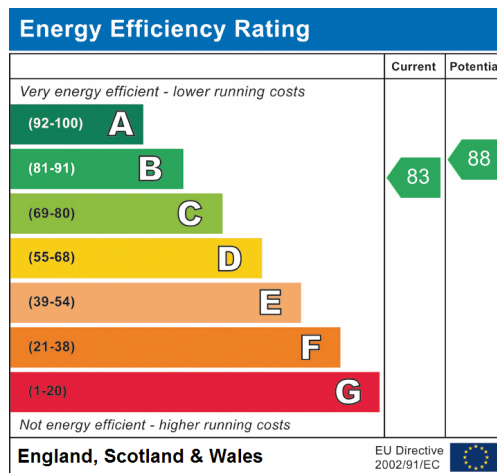
Ground rent review period is every 25 years. Started in 2007 then next review in 2032.

Annual service charge: £2142 in 2022.

Service charge review period is yearly and normally paid in January/February.

Council Tax: Band F





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