



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

- - One bedroom apartment
- - SA1 Waterfront position
- - First floor location with lift access
- - Open-plan living room into kitchen with integrated appliances
- - Sit-out balcony with living room & bedroom access
- - Allocated undercroft parking.
- - Well positioned for city centre and M4 access





PROPERTY DESCRIPTION

Bay is pleased to offer for sale this one bedroom apartment, situated on the SA1 Waterfront with Prince of Wales Dock views and balcony with shared access from bedroom and living room. The property briefly comprises a hallway with airing cupboard, open-plan living room with storage cupboard and balcony access, adjoining integrated kitchen, double bedroom with built-in wardrobe and access to balcony with sweeping views over Prince of Wales Dock. Bathroom with shower. First floor location with lift access. Allocated undercroft parking space. Viewing is highly recommended!

Property priced for cash offers. Currently awaiting EWS! certificate and requisite fire safety work, affecting mortgage applications. Tenant in-situ.

Leasehold: Approx 106 years remaining< (125 years from 9 July 2004). Annual Service Charge: £2587.76. Annual Ground Rent: £273.02. Council Tax: Band D



ROOM DESCRIPTIONS

Location

Situated within Swansea's SA1 Waterfront Altamar development, offering metropolitan living and a tranquil waterside setting. Well located for of the city centre and the M4 access.

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Hallway

Hardwood entrance door. Fitted carpet. Two ceiling lights. Slimline heater. Power points. Video entrance phone. Airing cupboard, housing water tank. Doors leading to:

Lounge (Reception)

4.97m x 5.01m (16' 4" x 16' 5") [Measurements taken to furthest point of room, into balcony doorway and incorporating storage cupboard]

Fitted carpet. Recessed ceiling spotlights. Double glazed window to front with views over Prince of Wales Dock and door to side with access to sit-out balcony. Slimline heater. Power points. TV point. Door to storage cupboard.

Kitchen

2.57m x 2.11m (8' 5" x 6' 11") [Measurements taken to furthest point of room]

Hardwood effect vinyl flooring. Wall and base units in cream with grey laminate work surface, incorporating stainless steel sink and a half and drainer. Oven and 4-ring ceramic hob with stainless steel extractor hood. Fridge/Freezer. Plumbed for washing machine. Splash-back wall tiling. Power points. Recessed ceiling spotlights.

Bedroom

3.80m x 3.02m (12' 6" x 9' 11") [Measurements taken to

furthest point of room]

Fitted carpet. Recessed ceiling spotlights. Slimline heater. Fitted wardrobe with sliding doors. Double glazed door leading to decked, sit-out balcony. Media and power points.

Bathroom

2.12m x 2.37m (6' 11" x 7' 9") [Measurements taken to furthest point of room]

Vinyl flooring. Recessed ceiling spotlights. Splash-back wall tiling. Three Piece suite, incorporating bath with overhead shower and glass shower screen, low level WC and wash hand basin in unit. Heated towel rail. Extractor fan. Shaver point.

Tenure & Utilities (as of April 2024)

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Annual Ground Rent: £273.02

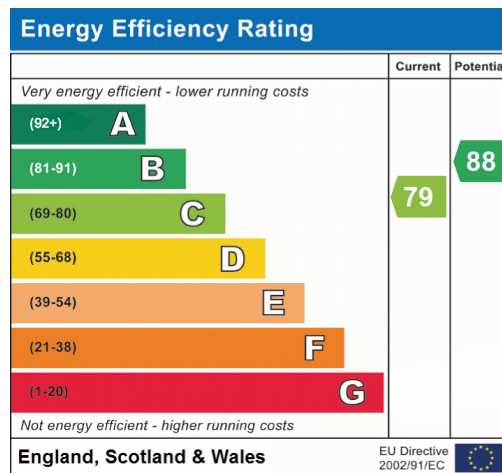
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Disclaimer

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 out in these sales particulars which are approximate and intended for guidance purposes only. 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. Prospective purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.





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