

Apartment 68 South Quay, Kings Road, Swansea, West Glamorgan SA1 8AJ

£179,950



PROPERTY FEATURES:

- Well-presented two bedroom apartment
- Sought-after South Quay development
- Third floor with lift access
- Finished to a high standard
- Living room and main bedroom sit-out balconies
- Bathroom and en suite, both with showers
- Allocated, gated underground parking
- Good access to the motorway & Bay campus

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- Virtual tour available. EPC-B

 OnTheMarket

Lease term: 150 years from 1 January 2005 (131 years remaining)

Service charges: £916.42 Per Qtr

Ground Rent: £150 Per annum



Property Description

Bay is proud to offer for sale this well-presented, two bedroom apartment set in the sought after South Quay development on the SA1 Waterfront. Finished to a high standard, the property is situated on the third floor with lift access and briefly comprises a hallway, an open-plan spacious living room area with adjoining kitchen and opening onto a sit-out balcony. Double-sized bedrooms, the main bedroom with balcony and en suite shower room. Stylish main bathroom. Allocated, under block parking. Electric heating. Viewing is highly recommended!

Hallway

Hardwood entrance door. Fitted carpet. Door to airing cupboard, housing tank and plumbed for washing machine. Wall mounted security video intercom. Recessed ceiling spotlights. Panel heater.

Living Room / Kitchen Area

5.645m x 5.009m (18' 6" x 16' 5")

[Measurements taken to furthest point of room to include kitchen area]

L-shaped living room area with plank dark wood effect laminate flooring into kitchen area. Aluminium framed double glazed, double doors leading to feature decked balcony overlooking Kings Road.

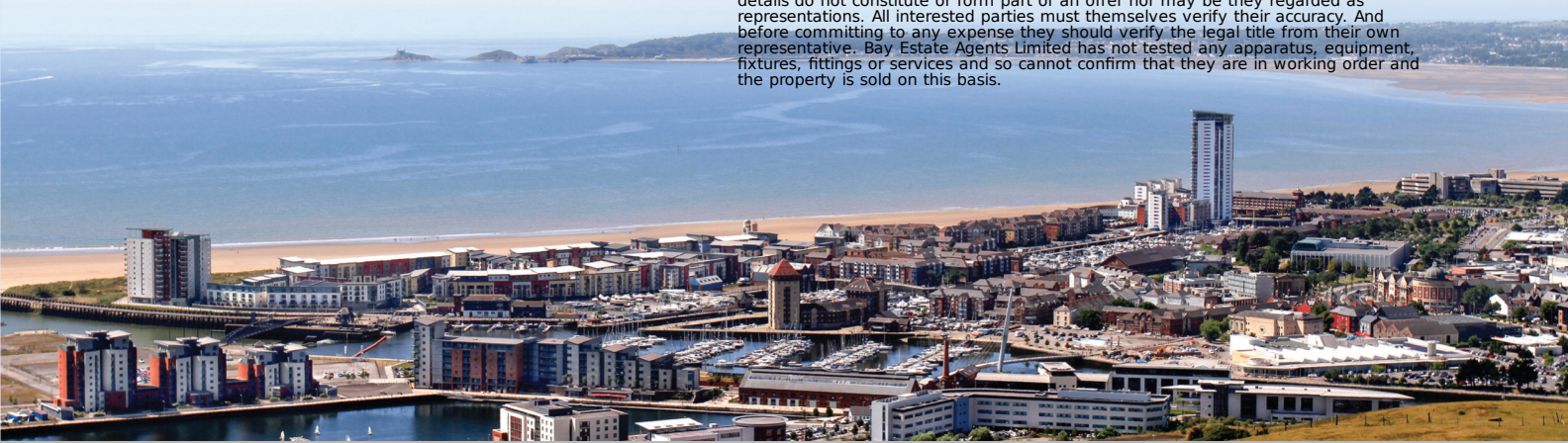
Aluminium framed double glazed window to side. Power and media points. Panel heater. Recessed ceiling spotlights. Two wall mounted lights.



29 Camona Drive, Swansea, West Glamorgan, SA1 1YJ, 01792 645566



The seller(s) of this property shown on the brochure have entered an exclusive contract for the sale of their property with Bay Estate Agents Limited and the firm is due an agreed fee in event of sale being made through their introduction. These details do not constitute or form part of an offer nor may be they regarded as representations. All interested parties must themselves verify their accuracy. And before committing to any expense they should verify the legal title from their own representative. Bay Estate Agents Limited has not tested any apparatus, equipment, fixtures, fittings or services and so cannot confirm that they are in working order and the property is sold on this basis.





Kitchen Area

Dark plank wood effect laminate flooring. A range of wall and base units in gloss white, incorporating grey laminate work surface and integrated 4-ring hob, electric oven, stainless steel extractor hood and splash-back. Sink and drainer unit. Integrated dishwasher. Integrated Fridge/freezer. Power points. Recessed ceiling spotlights.

Main Bedroom

5.427m x 3.536m (17' 10" x 11' 7")
[Measurements taken to furthest point of room]
Fitted carpet. Aluminium framed double glazed double doors onto decked balcony overlooking Kings Road. Recessed ceiling spotlights. Power points. Panel heater. Door to en suite shower room.

En suite

2.249m x 1.052m (7' 5" x 3' 5")
[Measurements taken to furthest point of room]
Tiled flooring. Partial splash-back wall tiling in oatmeal with mosaic border, fully tiled within shower enclosure. Shower cubicle, pedestal wash hand basin and low level WC. Recessed ceiling spotlights. Chrome heated towel rail. Extractor fan on isolator switch.



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Bedroom 2

4.171m x 3.433m (13' 8" x 11' 3")

[Approx. measurements taken to furthest point of room, irregular shape]

Fitted carpet. Recessed ceiling spotlights. Aluminium framed double glazed window. Power points. Panel heater.

Bathroom

2.188m x 1.577m (7' 2" x 5' 2")

[Measurements taken to furthest point of room]

L-shaped bathroom with tiled flooring and partial beige splash-back wall tiling with mosaic border, fully tiled behind bath. Three piece suite comprising bath with monsoon shower and glass screen, pedestal wash hand basin and low level WC. Extractor fan on isolator switch. Recessed ceiling spotlights. Chrome heated towel rail.

External

Tenure & Utilities (As of May 2023)

Council Tax Band - E

Service Charge - £916.42 Per Qtr

Ground Rent: £150 p.a.

Leasehold: 150 years from 1 January 2005 (131 years remaining)

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



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