

TO LET

£1,075 pcm



Abbotsford House, Trawler Road, Maritime Quarter, Swansea, West Glamorgan SA1

- Beautifully Presented Two Bedroom Apartment
- Elevated Ground Floor
- Open-plan Living Room & Kitchen with Breakfast Bar
- Sit-out Balcony with Marina Views
- Electric Heating



Bay Estate Agents Ltd

29, Camona Drive, Maritime Quarter, Swansea, SA1 1YJ

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PROPERTY DESCRIPTION

Available now

Bay is delighted of offer for rental, this beautifully-presented two bedroom apartment in the heart of Swansea's Maritime Quarter. Benefiting from its own private entrance and in an elevated ground floor location. the property briefly comprises an entrance hallway leading to an open-plan living room and kitchen area with breakfast bar and access to a sit-out balcony with panoramic views across the boat moorings, Swansea Arena and surrounding hillside. There is a double bedroom and single bedroom with bunk beds (can be removed on request), and a stylish bathroom with shower over bath. White uPVC surround double glazing throughout. Electric heating. Allocated surface parking. Available furnished. Professionals only. No students.

Security Deposit: £1,612.5 Term: 12 months (+) Council Tax: Band E Requested

Holding Deposit: £247 EPC Rating: E



ROOM DESCRIPTIONS



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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