

REDUCED

£127,500 Leasehold



Apartment 79 South Quay, Kings Road, Swansea, West Glamorgan SA1 8AJ



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PROPERTY DESCRIPTION

PROPERTY FEATURES:

**** RECENTLY UPDATED EWS1 CERTIFICATE IN COMPLIANCE WITH NEW BUILDING REGULATIONS****

- Beautifully presented one bedroom apartment
 - Fifth floor with lift access
- Multi-aspect views via living room and bedroom balconies
 - Sweeping waterside views over Prince of Wales Dock
 - Allocated, gated underground parking
 - Ideal for residential use or investment
 - Good access to the motorway & Bay campus
 - EPC - B81
 - Virtual tour available!
- Tenant in-situ.



ROOM DESCRIPTIONS

Property Description

Bay are delighted to offer for sale, this beautifully presented, one bedroom apartment in the popular South Quay development. Situated in the second tower and on the 5th floor with lift access, the property benefits from dual balconies with views across SA1 Waterfront from the living room and partial sea views from the bedroom. The property briefly comprises a hallway leading to an open-plan living room, kitchen in contemporary style with integrated appliances, bedroom with South-facing balcony, and stylish bathroom with shower. Allocated under croft parking space. Well positioned for the Bay University Campus, local bars, restaurants and the City Centre. Ideal for residential purchase of investment. Tenant in situ. Viewing is highly recommended. Virtual tour available! Tenant in-situ.

Hallway

Hardwood entrance door. Fitted carpet. Wall mounted video entry phone system. Airing cupboard, housing hot water cylinder and plumbed for washing machine. Wall mounted electric heater. Recessed ceiling spotlights.

Living Room Area

5.32m x 3.64m (17' 5" x 11' 11") [Measurements taken to furthest point of room to exclude kitchen area]
Open-plan living room with aluminium surround double glazed, double doors onto sit-out balcony with views over Prince of Wales Dock. Hardwood effect laminate flooring. Power points and media point. Recessed ceiling spotlights.

Kitchen Area

3.03m x 2.96m (9' 11" x 9' 9") [Measurements to furthest point of kitchen area]
Kitchen with fitted wall and base units in cherry red gloss. Grey laminate work surfaces, incorporating, electric oven, four ring hob, stainless steel splash back and extractor hood. Stainless steel bowl and a half sink and drainer. Integrated dishwasher and fridge freezer. Hardwood effect laminate flooring. Power points. Recessed ceiling spotlights.

Bedroom

4.66m x 3.94m (15' 3" x 12' 11") [Measurements taken to furthest point of room and into fitted wardrobe space]
Fitted carpet. Aluminium framed double glazed, double doors onto sit-out balcony with partial sea views. Wall mounted heater. Power points. Recessed ceiling spotlights.

Bathroom

2.22m x 1.67m (7' 3" x 5' 6") [Measurements taken to furthest point of room]
Tiled flooring. Partial Splash-back wall tiling in beige with mosaic border, fully tiled behind bath. White three piece suite comprising panelled bath with waterfall shower over and glass screen, pedestal wash hand basin with mixer tap, low level WC with button flush. Chrome wall mounted radiator. Recessed ceiling spotlights. Shaver point.

External

Allocated under croft parking space.

Tenure & Utilities (as of May 2022)

Leasehold: 150 years from 1 January 2009 (137 years remaining)

Annual ground rent amount - £150.00 per annum

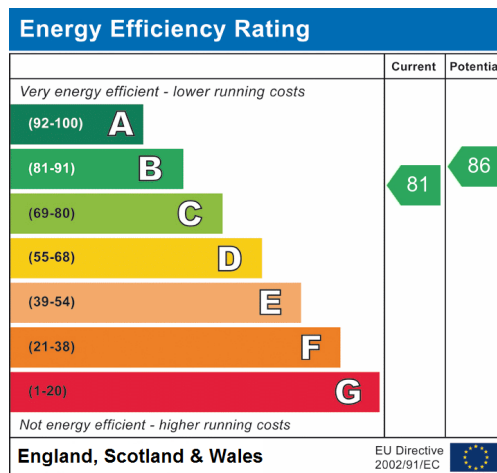
Ground rent review period - normally around the month of December.

Annual service charge amount - £654.17 per quarter (£2,616.68 per annum)

Service charge review period - normally yearly (around the end of the financial year).

Council Tax: Band D





Bay Estates & Lettings Agents

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