

TO LET

£1,200 pcm



# Aurora, Maritime Quarter, Swansea, West Glamorgan SA1



Bay Estate Agents Ltd  
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## PROPERTY DESCRIPTION

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**\*\* AVAILABLE NOVEMBER 2024 \*\*** This two bedroom apartment is situated on the 6th floor of the Aurora development. Corner positioned, taking advantage of the seafront location, the property comprises a living room leading to a corner balcony with dual aspect views over Swansea Bay and the Marina, SA1 Waterfront and surrounding hillside. Fitted kitchen area with integrated appliances. Double bedrooms (second bedroom without bed but can be negotiated), the main bedroom with en suite. Family bathroom off the hallway. Under floor heating throughout. Lift access. Allocated parking. Sea views. Viewing is highly recommended. \*Scaffolding and ongoing building work on site into 2025. Views and balcony use restricted.\*

Deposit: £1,800.00 (£2,400.00- student lets). Term: 6 Months (plus) Council Tax: Band - F. EPC - C. Holding Deposit Requested: £275



## ROOM DESCRIPTIONS

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	72
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

**Bay Estates & Lettings Agents**

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