

FOR SALE

£130,000 Leasehold



**South Quay, Kings Road,  
Swansea, West Glamorgan.  
SA1 8AJ**



**Bay Estate Agents Ltd**  
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## PROPERTY DESCRIPTION

### PROPERTY FEATURES:

- 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!



## ROOM DESCRIPTIONS

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### 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 or investment. Viewing is highly recommended. Virtual tour available!

### 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

Service Charge: £1558.24 p.a.

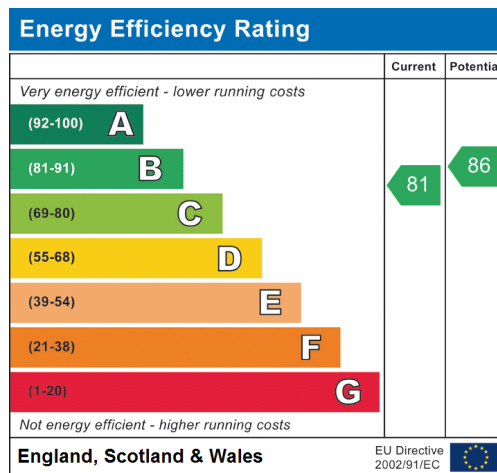
Ground Rent: £150 p.a.

Management Company: 21. Carlburne Property 1 Ltd / HLM Property Management.

Council Tax: Band D



EPC



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