



## 37 Aurora, Maritime QuarterSWANSEA, SA1 1FY

- - Two Bedroom Apartment
- - Sixth floor with lift access
- - Corner balcony with breath-taking panoramic sea views
- - Multi-aspect views over boat moorings river, hillside and sea
- - Under floor heating
- - Bathroom and en suite
- - Leasehold & share of freehold
- - Allocated parking space



## PROPERTY DESCRIPTION

### PROPERTY FEATURES

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## ROOM DESCRIPTIONS

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### Location

Situated in one of Swansea's waterfront Charles Church development at the end of Trawler Road. A highly sought after area, located in Swansea's Maritime Quarter and benefiting from a seafront position with stunning sea views.

### Property Description

Stylish and modern, this two bedroom apartment is situated on the 6th floor of the prestigious Aurora development. Corner positioned, taking advantage of the seafront location, the property comprises a light-filled lounge 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, the master with en suite. Family bathroom off the hallway. Under floor heating throughout. Lift access. Underground parking. Sea views.

### Hallway

Hardwood entrance door. Fitted carpet. Skimmed ceiling with recessed spot lights. Video entry system. Doors to airing and storage cupboards. Doors leading to: -

### Living Room Area

6.15m x 4.73m (20' 2" x 15' 6") [Open-plan to include kitchen area and tapering to far end of room. Measurements taken to far end of room]

Living room area with fitted carpet and underfloor heating. Double glazed floor-to-ceiling length picture windows and door leading to a corner balcony with glass panelling and stainless steel guardrail with viewing hole towards river through wall, offering sweeping views of Swansea Bay, River Tawe, hillside and boat moorings. Skimmed ceiling with two ceiling light fittings. TV, telephone and power points.

### Kitchen Area

Kitchen area adjoining living room, complete with a range of wall, base and drawer units in gloss cream with stainless steel handles. Granite effect laminate work surface and splash back incorporating an NEFF electric oven, four ring hob, integrated fridge/freezer and dishwasher. Integrated washing machine. Ceiling mounted stainless steel extractor hood and splash-guard. Stainless steel one and a half bowl sink with drainer and mixer tap. Skimmed ceiling with recessed spot lights. Tiled flooring. Eye-level double glazed windows with sea views.

### Master Bedroom

3.62m x 3.27m (11' 11" x 10' 9") [Measurements taken to furthest point of room]

Fitted carpet with underfloor heating. Double glazed window with sea views. Power and media points. Ceiling light fitting. Door to en suite shower room.

### En suite

1.41m x 1.89m (4' 8" x 6' 2") [Measurements taken to furthest point of room]

White three piece suite comprising WC with button flush in wall, wall mounted pedestal wash hand basin with mixer tap and shower cubicle with sliding glass door. Skimmed ceiling with recessed spot lights. Full height oatmeal tiling to all walls. Tiled flooring. Shaver point. Extractor. Heated towel rail.

### Bedroom

5.68m x 3.08m (18' 8" x 10' 1") [Measurements taken to furthest point of room, tapering to the far side, and into wardrobe space]

Fitted carpet with underfloor heating. Double glazed window with views over the River Tawe. Power points. Skimmed ceiling with ceiling light fitting. Sliding double doors to recessed wardrobe space.

### Bathroom

1.98m x 1.98m (6' 6" x 6' 6") [Measurements taken to furthest point of room]

Fully tiled walls in oatmeal. White three piece suite comprising WC with button flush in wall, wall mounted pedestal wash hand basin with mixer tap, and bath. Skimmed ceiling with recessed spot lights. Tiled flooring. Chrome heated towel rail. Shaver point. Extractor. Shaver point.

### External

Allocated parking space

### Tenure & Utilities

Leasehold: 125 years from 1st August 2008

Management Company: CLC Property Management

Service Charge: £100 - £120 per month





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