



Ferrara Square, Maritime Quarter, Swansea, SA1 1UW

Asking Price: £134,950

- A Well Presented Two Bedroom Third Floor Apartment
- Ideal First Time Purchase Or Investment Opportunity
- Easy Access To The City Center Of Swansea
- Security Intercom Access
- Popular And Sought After Marina Location
- Extended Lease With 181 Years Remaining
- Secure Parking
- A Must See Property To Appreciate



Entrance Communal Hallway

Entered via double glazed front doors to communal reception hallway, staircase then giving access to all floors.

Third Floor Landing

With Double glazed window to front aspect looking onto Swansea sea front.

Entrance Hallway

Entered via front door to hallway with wall mounted intercom phone access, beech effect laminate flooring, attic hatch with drop down ladder, two built in storage cupboards and doors to:-

Lounge

4.20m x 3.09m (13' 9" x 10' 2")

A good size light and airy room, textured ceiling and two double glazed windows to front aspect giving sea views.

Kitchen

3.55m x 2.08m (11' 8" x 6' 10")

A fully fitted and well presented modern kitchen with a good selection of matching base and wall units with high gloss colour coordinated roll top work surface space and preparation area incorporating a one and a half bowl stainless steel sink unit with hot and cold mixer taps over, built in fan assisted electric oven with grill and a 4 ring ceramic hob, part tiled walls, breakfast bar, wall mounted boiler (supplying domestic hot water and gas central heating), ceramic tile flooring, plumbing for both automatic washing machine and dishwasher, double glazed window giving sea views and further double glazed window looking onto the marina and Meridian Tower.

Master Bedroom

4.59m x 2.85m (15' 1" x 9' 4")

A good size double bedroom with fitted mirror wardrobes, inset spot lighting and double glazed window.

Bedroom Two

3.77m x 2.56m (12' 4" x 8' 5")

With fitted wardrobes and double glazed window to front aspect with views over the marina and Meridian Tower.

Bathroom

1.96m x 1.65m (6' 5" x 5' 5")

A three piece modern suite in white comprising panel bath with electric shower over and glazed side screen, vanity wash hand basin, low level W.C, fully tiled walls and double glazed frosted window,

External

Located opposite the apartment block is a purpose-built communal garage with secure coded access and a roller shutter door, providing an allocated parking space for the exclusive use of Apartment 15.

AGENTS NOTE

The apartment is held leasehold. Original lease dated June 1984 for a term of 99 years but extended by a further 90 years by the current owners in April 2018 (189 years) There are approximately 181 years remaining on the lease. A ground rent charge of £50.00 per annum and a service charge of a £190 per month. The apartment also has the added advantage of secure parking in a lock up garage situated opposite the apartment block with a charge of £7.00 per month. For further information please call 01792 464757 option 1 for sales.

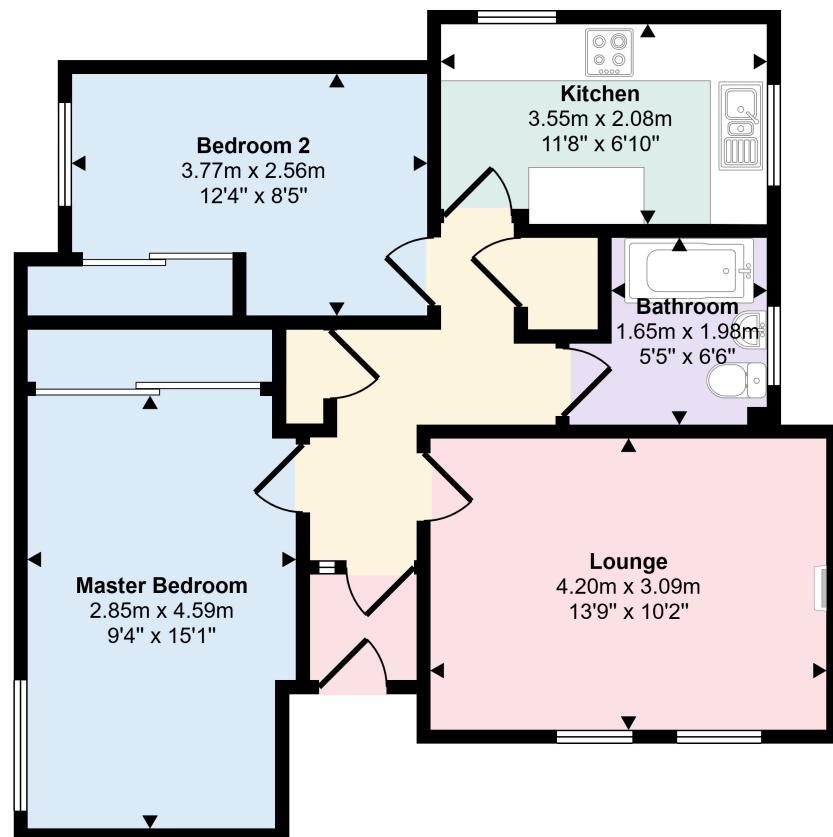


Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.



Approx Gross Internal Area
60 sq m / 644 sq ft



Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

