



44 Pockets Wharf, Maritime Quarter, Swansea, West Glamorgan SA1 3XL

- Fourth floor two bedroom apartment
- Fully furnished
- Sit-out balcony with superb panoramic views over the Marina and River Tawe
- Secure underground parking



PROPERTY DESCRIPTION

Available now

Beautifully presented two bedroom apartment. Fourth floor with lift access. Stylish hardwood effect laminate flooring. Sleek kitchen with soft-close cabinets. Double bedroom with en-suite shower room and wardrobes. Second bedroom with fitted wardrobe and single bed with pull-out bed. Living room/dining area with balcony and panoramic views over the Marina and River Tawe. Bathroom with shower. Superb multi-aspect views. Electric heating. Underground parking space. Furnished. Viewing is highly recommended! Video virtual tour available! Please refer to Ofcom checker for mobile signal and coverage.


Security Deposit: £1,725 (£2,300 for student let) Term: 6 Months (+) Council Tax: Band E Requested Holding Deposit: £264 EPC Rating: C



ROOM DESCRIPTIONS





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Bay Estates & Lettings Agents

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