

FOR SALE

£185,950 Leasehold



# South Quay, Kings Road, Swansea, West Glamorgan SA1 8AJ

- Two Bedroom Apartment
- Second Floor with Lift
- Underground Allocated Parking
- Two Balconies
- Bathroom and En Suite
- Good Access to Motorway & Bay Campus



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## PROPERTY DESCRIPTION

### PROPERTY FEATURES:

- Well-presented two bedroom apartment
  - Second floor with lift access
- Living room and main bedroom sit-out balconies
- Bathroom and en suite, both with showers
  - Furniture package negotiable
- Ideal for residential use or investment
  - Virtual tour available. EPC-B
  - Council tax Band - E
- Service Charge - £820.91 Per Qtr
- Ground Rent: £150 p.a.
- Leasehold: 150 years from 1 January 2005 (133 years remaining)



# ROOM DESCRIPTIONS

## Property Description

Bay are delighted to present for sale this beautiful two bedroom apartment, set in the second tower of the sought-after South Quay development on the SA1 Waterfront. Situated on the second floor, the property overlooks Kings Road and briefly comprises a modern, integrated kitchen, open-plan living room area, opening out onto a sit-out decked balcony. Two double bedrooms, the main bedroom benefiting from an en suite shower room and second balcony access. Separate family bathroom. The apartment is finished to a high standard with a contemporary feel. Allocated, under-block garage parking and intercom security system. Ideal for residential use or investment. Well-positioned for access to the motorway, local bars, restaurants, supermarket and new Bay campus. Viewing is highly recommended. Virtual tour available!

## Hallway

Hardwood entrance door. Karndeian flooring in plank dark wood effect. Door to airing cupboard, housing tank and plumbed for washing machine with space for dryer. Door to storage cupboard. Wall mounted security video intercom. Recessed ceiling spotlights. Electricity consumer unit. Panel heater.

## Living Room Area

5.83m x 5.19m (19' 2" x 17' ") [Measurements taken to furthest point of room to include integral kitchen]  
L-shaped living room area with Karndeian plank dark wood effect flooring into kitchen area. Aluminium framed double glazed, double doors leading to feature decked balcony overlooking Kings Road. Aluminium framed double glazed window to side. Power and media points. Panel heater. Recessed ceiling spotlights. Two wall mounted lights.

## Kitchen Area

2.08m x 2.70m (6' 10" x 8' 10" ") [Measurements taken to furthest point of kitchen area]  
Karndeian dark plank wood effect flooring. A range of wall and base units in gloss white, incorporating grey laminate work surface, breakfast bar and integrated 4-ring hob, electric oven, stainless steel extractor hood and splash-back. Sink and drainer unit. Integrated dishwasher. Integrated Fridge/freezer. Power points. Recessed ceiling spotlights. Splash-back wall tiling in gloss white.

## Main Bedroom

5.53m x 3.49m (18' 2" x 11' 5") [Measurements taken to furthest point of room]  
Karndeian flooring in dark plank wood effect. Aluminium framed double glazed double doors onto decked balcony overlooking Kings Road. Recessed ceiling spotlights. Power points. Panel heater. Door to en suite shower room.

## En suite

2.37m x 1.45m (7' 9" x 4' 9") [Measurements taken to furthest point of room]  
Tiled flooring and splash-back wall tiling in oatmeal with mosaic border. Shower cubicle with sliding glass screen and monsoon shower, pedestal wash hand basin and low level WC. Wall mounted mirror. Recessed ceiling spotlights. Chrome heated towel rail. Extractor fan on isolator switch.

## Bedroom

4.44m x 3.92m (14' 7" x 12' 10") [Approximate measurements taken to furthest point of room - irregular shape]  
Karndeian plank dark wood effect flooring. Recessed ceiling spotlights. Aluminium framed double glazed window. Power points. Panel heater.

## Bathroom

1.77m x 2.26m (5' 10" x 7' 5") [Measurements taken to furthest point of room and incorporating airing cupboard]  
L-shaped bathroom with tiled flooring and beige splash-back wall tiling with mosaic border. Three piece suite comprising bath with monsoon shower and glass screen, pedestal wash hand basin and low level WC. Extractor fan on isolator switch. Recessed ceiling spotlights. Chrome heated towel rail.

## External

Allocated underground parking.

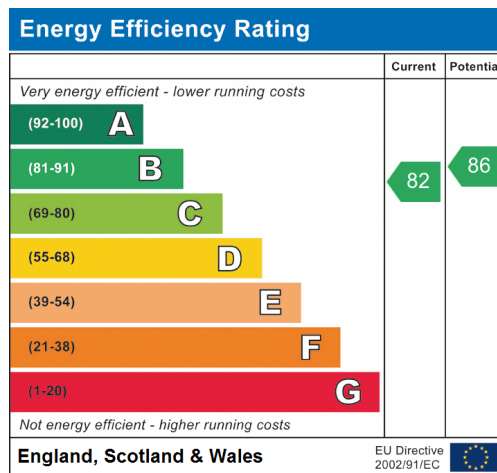
## Tenure & Utilities (as of September 2022)

Council tax Band - E  
Service Charge - £820.91 Per Qtr  
Ground Rent: £150 p.a.  
Leasehold: 150 years from 1 January 2005 (133 years remaining)

## Disclaimer

All measurements, floor plans and photographs are for guidance purposes only. Photographs may be taken with a wide angled/zoom lens, and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Prospective purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.





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