

FOR SALE

£129,950 Leasehold



Abbotsford House, Trawler Road, Maritime Quarter, Swansea SA1 1YH

- Well-presented One Bedroom Apartment
- Sit-out Balcony with Marina Views
- Partial sea views from bedroom
- Allocated Parking



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PROPERTY DESCRIPTION

Bay is delighted to offer for sale, this well-presented, one bedroom apartment, situated on the second floor (no lift). The property benefits from Marina views to the front and a partial sea view from the rear bedroom and briefly comprises an entrance porch leading to hallway, a living room opening onto a sit-out balcony with Marina views, a kitchen in contemporary design, bathroom with shower, and double bedroom. Allocated parking. Electric heating. Virtual tour available. Viewing is highly recommended! Leasehold: 85 years remaining (125 years (less 3 days) from 24 June 1985). Annual Service Charge: £2,800 (inclusive of Ground Rent). Council Tax: Band D. EPC Rating: C. Tenant currently in-situ.



ROOM DESCRIPTIONS

Entrance Porch

Entrance porch with hardwood entrance door and internal door leading to hallway. Ceiling light fitting. Hardwood effect laminate flooring.

Hallway

Hardwood effect laminate flooring. Ceiling light fitting. Door to airing cupboard, housing water tank. Doors leading to:-

Lounge (Reception)

4.574m x 3.283m (15' 0" x 10' 9")

[Measurements taken to furthest point of room]

Hardwood effect laminate flooring. White uPVC surround double glazed window and door onto a sit-out balcony, offering views over Marina basin, city and surrounding hillside. Aerial and power points. Two ceiling light fittings. electric panel heater.

Kitchen

1.879m x 3.302m (6' 2" x 10' 10")

[Measurements taken to furthest point of room]

Separate kitchen with tiled flooring. White uPVC surround, double glazed window with views over Marina basin. A range of wall and base units in white with hardwood effect laminate worktop, incorporating stainless steel sink and drainer unit with mixer tap, electric oven, 4-ring hob and stainless steel extractor hood. Plumbed for integrated washing machine. integrated dishwasher. Integrated fridge/freezer. mosaic splash back wall tiling.

Bedroom

2.593m x 3.457m (8' 6" x 11' 4") [Measurements taken to furthest point of room]

Hardwood effect laminate flooring. Ceiling light fitting. White uPVC surround, double glazed window to rear with partial views of seafront and with courtyard views. Power points. Panel heater.

Bathroom

1.483m x 2.470m (4' 10" x 8' 1") 1.483m x 2.470m (4' 10" x 8' 1") [Measurements taken to furthest point of room]

White three piece suite, comprising p-shaped bath with electric shower over, low level WC with button flush and pedestal wash hand basin. Partial wall tiling, fully tiled walls behind bath and sink. Tiled flooring. Shavers point. Ceiling light fitting. Extractor fan. Heated towel rail.

External

Allocated parking space.

Tenure & Utilities

Leasehold: 85 years remaining (125 years (less 3 days) from 24 June 1985)

Annual Service Charge: £1,800 (inclusive of Ground Rent).

Council Tax: Band d

EPC Rating: C

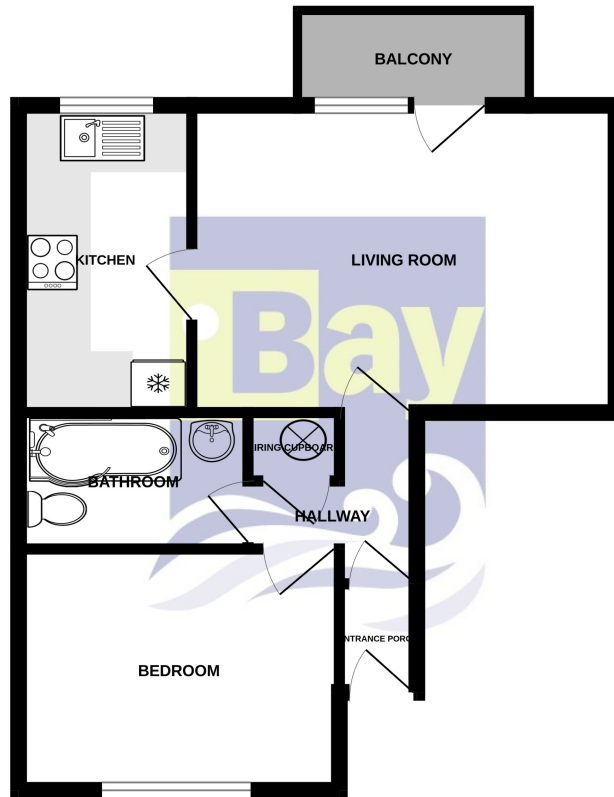
Tenant in-situ



FLOORPLAN & EPC



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		74	77
(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	

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