

TO LET

£1,200 pcm



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

- Modern and stylish
- SA1 Waterfront Location
- Bathroom & En suite
- Two Balconies



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## PROPERTY DESCRIPTION

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Bay is proud to offer for rental, this well-presented, two bedroom apartment set in the sought after South Quay development on the SA1 Waterfront. Available furnished. Finished to a high standard, the property is situated on the third floor with lift access and briefly comprises a hallway, an open-plan spacious living room area with adjoining kitchen and opening onto a sit-out balcony. Double-sized bedrooms, the main bedroom with balcony and en suite shower room. Stylish main bathroom. Allocated, under block parking. Electric heating. Viewing is highly recommended! Currently on market for sale.

Security Deposit: £1,800 (£2,400 for student let) Term: 6 Months (+) Council tax: Band E EPC Rating: B Requested Holding Deposit: £275



## ROOM DESCRIPTIONS

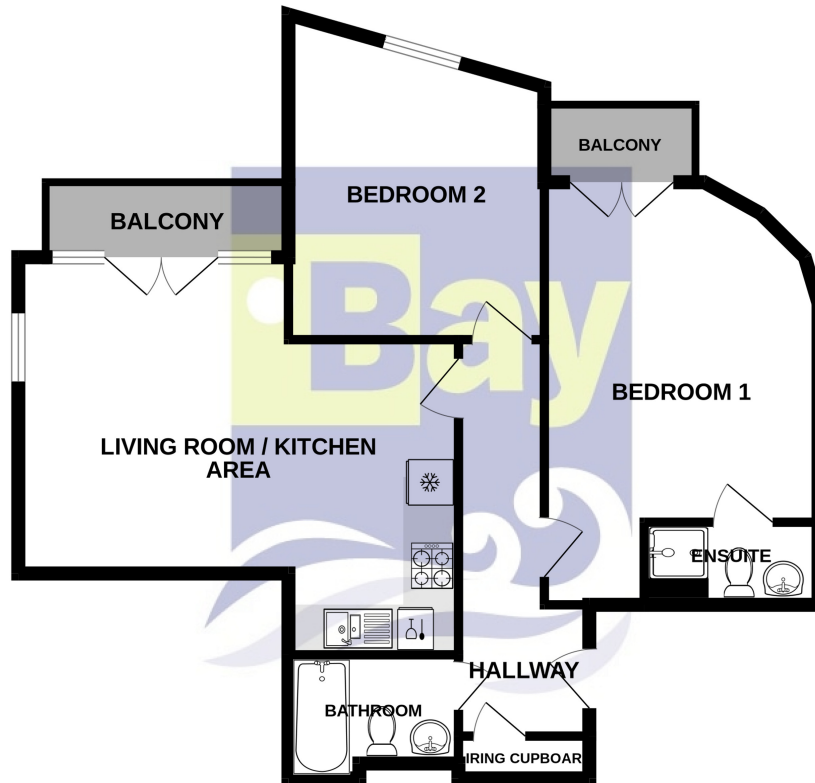
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## FLOORPLAN & EPC




GROUND FLOOR  
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	81	85
England, Scotland & Wales	EU Directive 2002/91/EC 	

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