



95 Kings Road

Marina, Swansea, SA1 8AJ

£199,950



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Dawsons
all things property

GENERAL INFORMATION

A penthouse apartment located on the 7th floor of the popular South Quay close to local amenities. The property comprises two double bedrooms with master en-suite and French doors onto balcony, bathroom with shower over, open plan fully fitted kitchen with integrated appliances leading to lounge/dining with French doors leading to curve wrap around balcony and water views. Benefits include tandem secure parking, double glazing and intercom entrance system. EPc - TBC

Leasehold

Lease Term: 125 Years

Service Charge: £1,000.00 per quarter(due to fire risk works currently being done)

Ground Rent: £150.00 per yea



FULL DESCRIPTION

ENTRANCE

HALLWAY

BATHROOM

6'09 x 4'05 (2.06m x 1.35m)

MASTER BEDROOM

12'05 x 10'02 (3.78m x 3.10m)

EN SUITE

BEDROOM TWO

10'02 x 8'12 (3.10m x 2.44m)

OPEN PLAN LOUNGE

DINER/KITCHEN

LOUNGE DINER

KITCHEN

EXTERNAL

FLOOR PLAN

EPC

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

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