



## 5 Dewsbury Court Victoria Quay

Maritime Quarter, Swansea, SA1 3XF

**Asking Price £205,000**



A well presented two bedroom apartment tastefully decorated throughout. The apartment is situated on the second floor and one of only 7 in the apartment block. Offering uninterrupted views across Swansea Marina the property comprises a L shaped hallway with ample storage, lounge with sit out Sun balcony, kitchen, two bedrooms with master en-suite and bathroom. The benefits include share of management of the building, gas central heating and allocated parking.

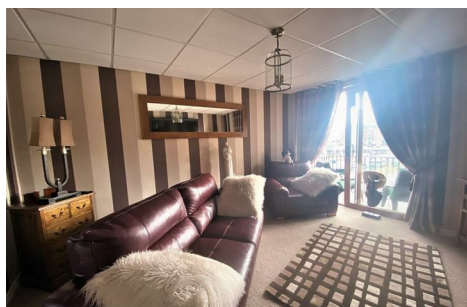
EPC -

Leasehold

Lease Term: 99 Years from 1983

Service Charge: £700 including ground rent.

Dewsbury Court Management Company Limited



## FULL DESCRIPTION

### ENTRANCE

Front entrance door with stairs to second floor and front entrance door into:

### HALLWAY

L shaped hallway with Karndean flooring, wall mounted door entry system, double storage cupboard.

### MASTER BEDROOM

16'05 x 9'05 (5.00m x 2.87m)

Rear and side windows with stunning view of Swansea Marina, tv point, dimmer switch, fitted wardrobes, radiator. Door into:

### EN-SUITE

Fitted with step in double shower, vanity unit housing wash hand basin, radiator.

### BEDROOM TWO

10'04 x 8'05 (3.15m x 2.57m)

Rear window, dimmer switch, radiator, fitted wardrobes

### BATHROOM

Fully tiled floors and walls, rear window, rope effect panelled bath, wash hand basin and W.C, wall mounted radiator.

### LOUNGE

14,04 x 10'08 (4.27m, 1.22m x 3.25m)

Sliding doors onto sun balcony with uninterrupted views across Swansea Marina, dimmer switches, radiator.

### KITCHEN

12'04 x 8'03 (3.76m x 2.51m)

Rear window, dimmer switch, radiator, a range of wall and base units with worksurface and upstand, tiled walls, white china sink with mixer tap, cupboard housing Worcester combination boiler, under counter fridge and freezer space, free standing cooker space, pull out cooker hood.

### EXTERNALLY

Allocated parking space.

## AREA MAP



## FLOOR PLANS

GROUND FLOOR



## EPC

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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