



8 Weavers House

Maritime Quarter, Swansea, SA1 1RU

Asking Price £149,950



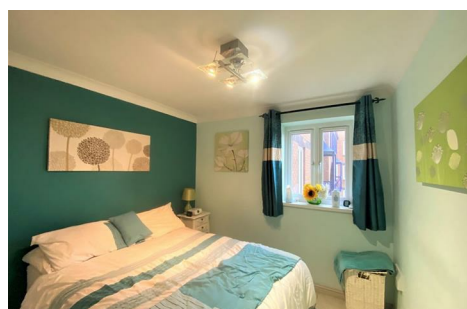
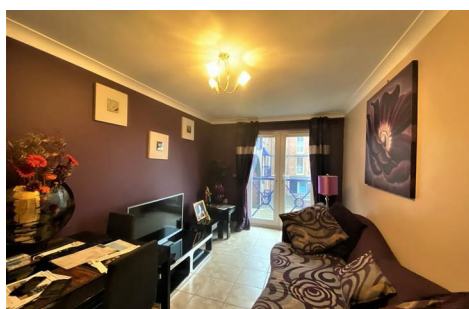
Situated on the first floor we offer a two bedroom apartment offering partial Marina Views. The apartment is within walking distance to Swansea Marina and all the local restaurants and coffee shops, close to the new music arena and town centre. The apartment offers a L shaped hallway leading to lounge with french doors and balcony, master bedroom, bathroom, kitchen and second bedroom and benefits from lift access, recently fitted UPVC windows. and allocated secure underground parking.

EPC - B

Leasehold 125 years from 1983

Service charges ££1,694.88 PA

Ground Rent £100 PA



FULL DESCRIPTION

ENTRANCE

Communal entrance with lift or stair access to first floor.

HALLWAY

L shaped hallway with tile effect flooring, wall mounted electric heater.

LOUNGE

8'06 x 14'04 (2.59m x 4.37m)

French doors opening onto sit out balcony with partial views of Swansea Marina, tv point , electric heater.

BEDROOM 1

8'08 x 10'02 (2.64m x 3.10m)

Front window, electric heater.

BATHROOM

Fully tiled walls and floor, fitted with step in double shower enclosure, vanity unit housing wash hand basin, W.C.

KITCHEN

6'07 x 9'05 (2.01m x 2.87m)

A range of wall and base units, single stainless steel sink, 4 ring electric hob, washing machine space, under counter fridge freezer space, tiled splashback.

BEDROOM 2

5'08 x 10'07 (1.73m x 3.23m)

Rear window, electric heater.

Externally

Allocated secure parking space.

AREA MAP



FLOOR PLANS



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	84
(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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