



135 Altamar, Kings Road, Swansea, SA1 8PY
£244,950

An unique opportunity to purchase an immaculate duplex apartment offering panoramic views over Swansea Marina and towards Swansea Bay. Situated in the popular SA1 development the property is within walking distance to shops, bars, restaurants, doctors surgery and easy access to the M4 corridor.

Comprising two double bedrooms, the master benefiting from an ensuite and sit out balcony, modern bathroom and storage to the ground floor. The second floor comprises a spacious lounge diner leading to a sit out south facing balcony the full length of the lounge and a modern open plan kitchen. Other features includes allocated secure parking and lift access.

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LEVEL FOUR

Lift access to all floors.

HALLWAY

Cupboard housing hot water tank. Storage cupboard. Electric heater. Video intercom system. Stairs to first floor.

MASTER BEDROOM 12'9 max x 15'3 max (3.89m max x 4.65m max)

Double glazed window and french door leading to a sit out balcony with panoramic views over the Marina. Fitted wardrobes with sliding doors. TV and telephone points. Electric heater. Spotlights.

Door to:

ENSUITE

White suite comprising WC and wash hand basin recessed into vanity unit with tiled splash back behind. Step in shower. Tiled floor. Shaver point. Spotlights. White heated towel rail.

BEDROOM TWO 9'7 x 11'0 (2.92m x 3.35m)

Double glazed window with views of the Marina. TV and telephone points. Electric heater.

BATHROOM 7' 0 x 7'06 (2.13m 0.00m x 2.29m)

White suite comprising WC and wash hand basin recessed into a vanity unit with tiled splash back behind and bath with hand held shower and full tiling behind. Tiled floor. Shaver point. White heated towel rail.

FIRST FLOOR

LOUNGE DINER OPEN PLAN TO KITCHEN 23'0 narrow to 14'6 x 17'3 (7.01m narrow to 4.42m x 5.26m)

Double glazed windows and french door leading to a sit out balcony with sea and panoramic Marina views. TV and telephone points. Electric heater. Spotlights.

LOUNGE DINER

Double glazed windows and french door leading to a sit out balcony with sea and panoramic Marina views. TV and telephone points. Electric heater. Spotlights.

KITCHEN

Range of wood effect wall, base and drawer units with black work top and tiled splash back above. Stainless steel one and half bowl sink with drainer and mixer tap. Integrated fridge freezer, dishwasher and washing machine. Stainless steel double oven. Four ring ceramic hob with chimney extractor hood. Spotlights. Tiled floor.

EXTERNAL

Allocated parking space

TENURE: Leasehold

Lease term 125 years - 110 years remaining

Service charge £3,000 pa to include water and building insurance

Ground rent £228 pa

COUNCIL TAX: E

EPC RATING: C

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS
TEL: 01792 653100

