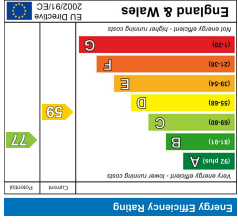


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

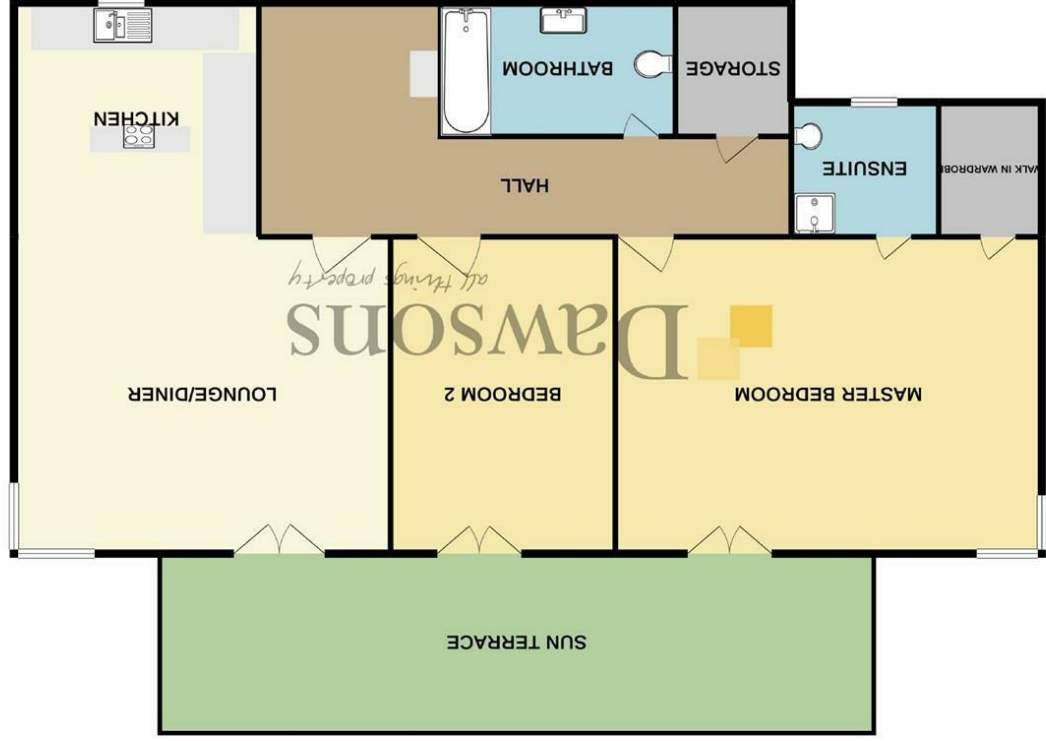
Every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of rooms and areas are approximate and should be used as a guide only. The floorplan is intended for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency.



EPC



AREA MAP



GROUND FLOOR

FLOOR PLAN



98 South Quay, Kings Road
 Marina, Swansea, SA1 8AJ
£375,000



GENERAL INFORMATION

A luxury penthouse apartment with sweeping views over the Marina, Kings Dock & Swansea Bay. This spacious property comprises two double bedrooms - the master suite includes dressing room and large shower room en-suite, both bedrooms offer access to the a large sit out sun balcony to enjoy the view. The modern white high gloss kitchen leads into the open plan lounge diner with corner floor to ceiling windows and french doors onto the sun balcony with panoramic views and a modern family bathroom. The property comes with secure underground tandem parking for two cars, lift access and on site caretaker. Video tour available. No Chain. CASH PURCHASE ONLY. EPC RATING D

Lease term 125 from 2009 (114 years remaining)
Service charge £621.74 per month (£7,460.88) per year
Ground rent £150 pa

FULL DESCRIPTION

HALLWAY

Fitted cupboards and drawer units. Spotlights. Video intercom. Consumer unit. Electric heater. Door to cupboard housing hot water tank and washer dryer.

LOUNGE DINER OPEN PLAN TO KITCHEN

23'3" x 21'0" (7.09 x 6.40)

Double glazed french doors leading to a large sit out sun balcony. Double glazed floor corner length windows. Views of Swansea Bay and Marina. Two electric heaters. T. V and telephone points. Spotlights. Two wall lights.



KITCHEN

Range of high gloss white wall, base and drawer units with white and black speckled composite worktop. Stainless steel oven. Island unit with four ring ceramic hob with stainless steel and glass feature chimney hood. Integrated fridge freezer and dishwasher. Stainless steel one and half bowl sink with drainer and mixer tap. Double glazed window with marina views.

BEDROOM TWO

9'9" x 15'0" (2.97 x 4.57)

Double glazed french doors leading to the large sit out sun balcony. Electric heater. Telephone point. Spotlights.

MASTER BEDROOM

21'0" x 15'0" (6.40 x 4.57)

Double glazed windows with views over the King's dock. Double glazed french doors leading to the large sit out sun balcony. TV and telephone points. Spotlights. Door to walk in wardrobe with shelves, drawers and rails.

ENSUITE

7'8" x 6'7" (2.34 x 2.01)

White suite comprising WC, wall mounted sink with drawer unit with half height tiling behind. Step in corner shower. Tiled floor. Chrome heated towel rail. Double glazed window.

BATHROOM

9'9" x 5'6" (2.97 x 1.68)

White suite comprising WC, wall mounted sink with drawer unit and half height tiling. Bath with shower over and shower screen and full height tiling. Chrome heated towel rail. Shaver point. Tiled floor.

EXTERNAL

Allocated tandem underground parking spaces

