REDUCED

£165,000 Leasehold



South Quay, Kings Road, Swansea, West Glamorgan SA1

- Modern and stylish
- SA1 Waterfront Location
- Bathroom & En suite
- Two Balconies

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PROPERTY DESCRIPTION

PROPERTY FEATURES:

- Well-presented two bedroom apartment

- Sought-after South Quay development

- Third floor with lift access

- Finished to a high standard

- Living room and main bedroom sit-out balconies

- Bathroom and en suite, both with showers

- Allocated, gated underground parking

- Good access to the motorway & Bay campus

- Virtual tour available. EPC-B

- Lease term: 150 years from 1 January 2005 (129 years remaining)

- Service charges: £916.42 Per Qtr.

- Ground Rent: £150 Per annum

- Council tax: Band E





ROOM DESCRIPTIONS

Property Description
Bay is proud to offer for sale this well-presented, two bedroom apartment set in the sought after South Quay development on the SA1 Waterfront. Finished to a high standard, the property is situated on the third floor with lift access and briefly comprises a hallway, an open-plan spacious living room area with adjoining kitchen and opening onto a sit-out balcony. Double-sized bedrooms, the main bedroom with balcony and en suite shower room. Stylish main bathroom. Allocated, under block parking. Electric heating. Viewing is highly recommended! Tenant in-situ.

Hallway
Hardwood entrance door. Fitted carpet. Door to airing cupboard, housing tank and plumbed for washing machine. Wall mounted security video intercom. Recessed ceiling spotlights. Panel heater.

Living Room / Kitchen Area
5.645m x 5.009m (18' 6" x 16' 5") [Measurements taken to furthest point of room to include kitchen area]
L-shaped living room area with plank dark wood effect laminate flooring into kitchen area. Aluminium framed double glazed, double doors leading to feature decked balcony overlooking Kings Road. Aluminium framed double glazed window to side. Power and media points. Panel heater. Recessed ceiling spotlights. Two wall mounted lights.

Kitchen Area
Dark plank wood effect laminate flooring. A range of wall and base units in gloss white, incorporating grey laminate work surface and integrated 4-ring hob, electric oven, stainless steel extractor hood and splash-back. Sink and drainer unit. Integrated dishwasher. Integrated Fridge/freezer. Power points. Recessed ceiling spotlights.

Main Bedroom
5.427m x 3.536m (17' 10" x 11' 7") [Measurements taken to furthest point of room]
Fitted carpet. Aluminium framed double glazed double doors onto decked balcony overlooking Kings Road. Recessed ceiling spotlights. Power points. Panel heater. Door to en suite shower room.

En suite
2.249m x 1.052m (7' 5" x 3' 5") [Measurements taken to furthest point of room]
Tiled flooring. Partial splash-back wall tiling in oatmeal with mosaic border, fully tiled within shower enclosure. Shower cubicle, pedestal wash hand basin and low level WC. Recessed ceiling spotlights. Chrome heated towel rail. Extractor fan on isolator

Bedroom 2
4.171m x 3.433m (13' 8" x 11' 3") [Approx. measurements taken to furthest point of room, irregular shape]
Fitted carpet. Recessed ceiling spotlights. Aluminium framed double glazed window. Power points. Panel heater.

Bathroom
2.188m x 1.577m (7' 2" x 5' 2") [Measurements taken to furthest point of room]
L-shaped bathroom with tiled flooring and partial beige splash-back wall tiling with mosaic border, fully tiled behind bath. Three piece suite comprising bath with monsoon shower and glass screen, pedestal wash hand basin and low level WC. Extractor fan on isolator switch. Recessed ceiling spotlights. Chrome heated towel rail.

External
Allocated undergound parking.

Tenure & Utilities (As of March 2026)
Council Tax Band - E
Service Charge - £3358.84 p.a.
Ground Rent: £150 p.a. (Increasing to £300 in 2030)
Leasehold: 150 years from 1 January 2005 (129 years remaining)

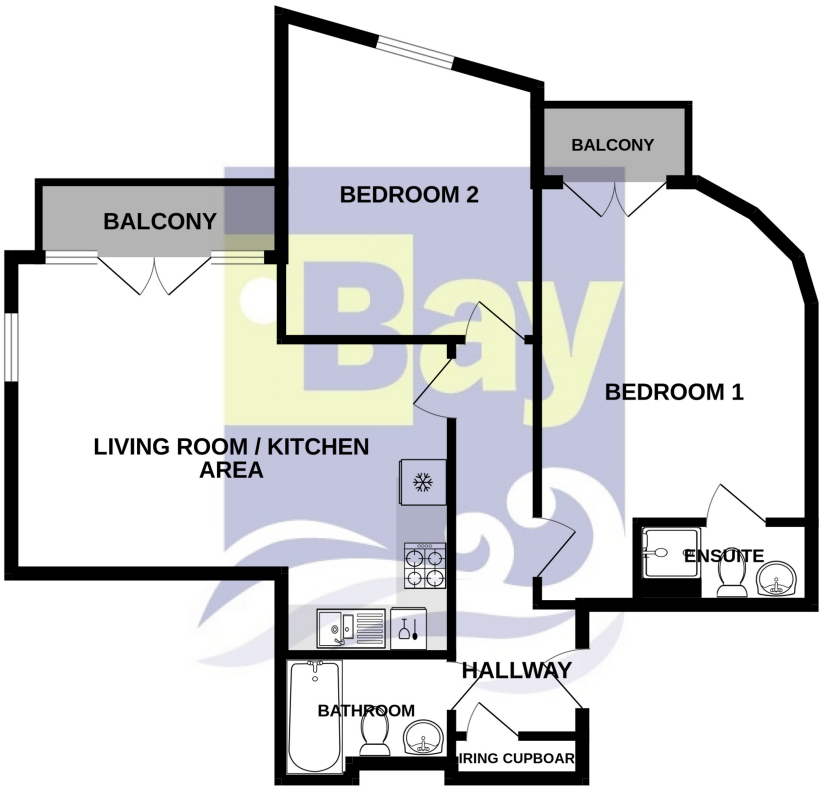
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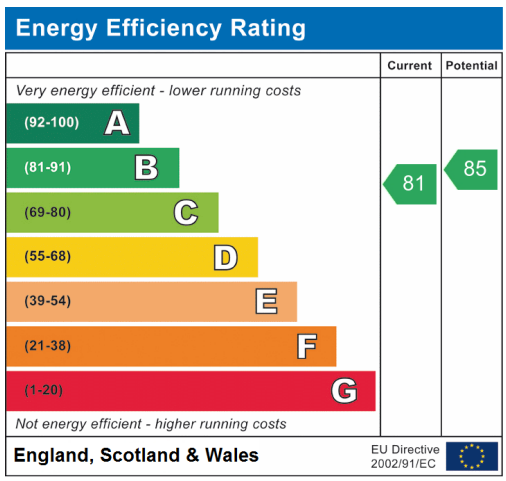
FLOORPLAN & EPC

GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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