FOR SALE

£139,950 Leasehold



Altamar, Kings RoadSWANSEASA1 8PP

- One Bedroom Apartment
- SA1 Waterfront Location
- Second Floor with Lift Access
- Allocated Parking
- Sit-out Balcony

Bay Estate Agents Ltd
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PROPERTY DESCRIPTION

Bay is delighted to offer for sale, this one bedroom apartment set on the second floor in the Altamar development. The property briefly comprises a hallway with storage cupboard, bathroom with shower, open-plan living room and adjoining integrated kitchen. Double bedroom with access to sit-out balcony with views over the River Tawe, Marina and Sail Bridge. Allocated under croft parking space. Council Tax: Band - D EPC Rating - C *Currently accepting cash offers only*





ROOM DESCRIPTIONS

Location
Situated within Swansea's SA1 Waterfront Altamar development,t offering metropolitan living and a tranquil waterside setting. Well located for of the city centre and the M4 access.

Hallway
Hardwood entrance door. Fitted carpet. Two ceiling lights. Slimline heater. Power points. Video entrance phone. Airing cupboard, housing water tank. Doors leading to:

Living Room
4.473m x 4.986m (14' 8" x 16' 4")
[Measurements taken to furthest point of room, into balcony doorway and incorporating storage cupboard]
Fitted carpet. Recessed ceiling spotlights. Double glazed window to front and door to side with access to sit-out balcony with River & Marina views. Slimline heater. Power points. TV point. Door to storage cupboard.

Kitchen
[Measurements taken to furthest point of room]
Vinyl flooring. Wall and base units with laminate work surface, incorporating stainless steel sink and a half and drainer. Oven and 4-ring ceramic hob with stainless steel extractor hood. Integrated Fridge/Freezer. Plumbed for washing machine. Splash-back wall tiling. Power points. Recessed ceiling spotlights.

Bedroom
[Measurements taken to furthest point of room]
Fitted carpet. Recessed ceiling spotlights. Slimline heater. Fitted wardrobe with sliding doors. Double glazed door leading to sit-out balcony with River and Marina views.

Bathroom
2.206m x 1.982m (7' 3" x 6' 6") [Measurements taken to furthest point of room]
Vinyl flooring. Recessed ceiling spotlights. Splash-back wall tiling. Three Piece suite, incorporating bath with overhead shower and glass shower screen, low level WC and wash hand basin in unit. Heated towel rail. Extractor fan. Shaver point.

Tenure & Utilities (Information as of November 2023)
Leasehold:103 years remaining (125 years from 9 July 2004)
Management Company: Rowland Jones
Annual Service Charge: £2,469
Annual Ground Rent: £273





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