TO LET

£1,150 pcm



South Quay, Kings Road, Swansea, West Glamorgan SA1 8AJ

- Third floor apartment with lift access
- Two double bedrooms
- Principal bedroom with en suite shower room
- Open-plan living area
- Private sit-out balcony off the living area
- Additional balcony accessed from the principal bedroom
- Allocated under-block parking space

Bay Estate Agents Ltd
29, Camona Drive, Maritime Quarter, Swansea, SA1 1YJ

01792 645566
mail@bayestateagents.com





PROPERTY DESCRIPTION

Available Now. Bay is proud to offer for rental this well-presented two-bedroom apartment situated in the sought-after South Quay development on the SA1 Waterfront. Available furnished, this attractive third-floor apartment enjoys lift access and offers contemporary waterside living in a prime Swansea Marina location. The accommodation briefly comprises an entrance hallway leading to a spacious open-plan living and dining area with adjoining modern kitchen. French doors open onto a private sit-out balcony, providing the perfect space to relax and enjoy the surroundings. Both bedrooms are doubles, with the principal bedroom benefiting from access to a private balcony and an en suite shower room. A main bathroom serves the remainder of the apartment. Additional benefits include allocated under block parking, electric heating, secure entry system and lift access. Perfectly positioned on the vibrant SA1 Waterfront, the property is within reach of Swansea City Centre, Swansea Marina, local restaurants, bars, cafés, and excellent transport links. Viewing is highly recommended to fully appreciate all this apartment has to offer. Please note: This property is currently being marketed for sale. Applicants are advised to refer to the Ofcom checker for mobile signal and broadband coverage.

Security Deposit: £1,725 (£2,300 for student let) Term: 6 Months (+) Council Tax: Band E EPC Rating: B Requested Holding Deposit: £241





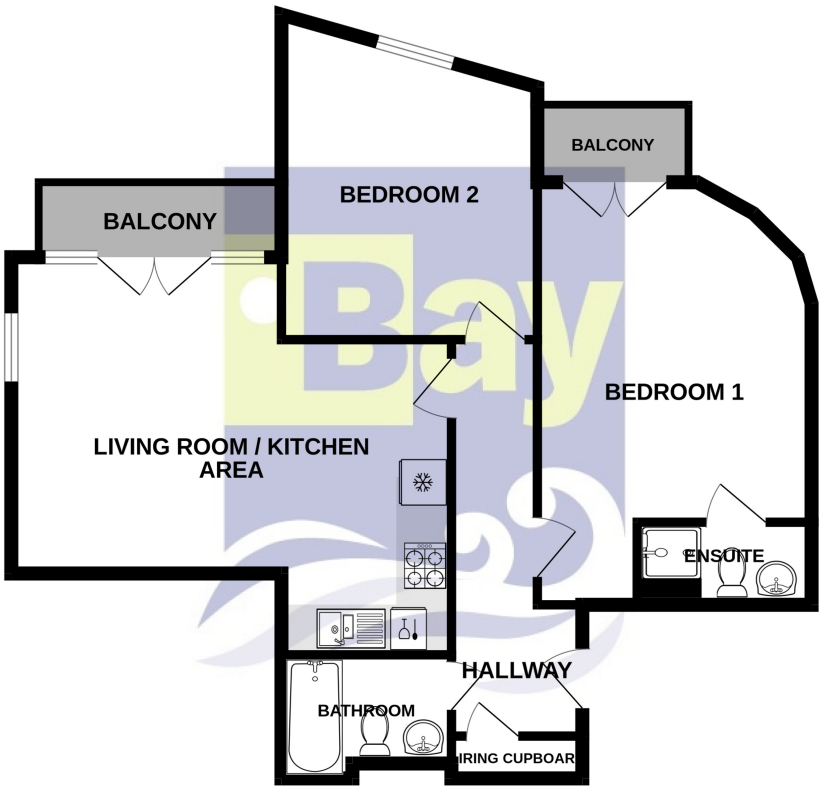
ROOM DESCRIPTIONS





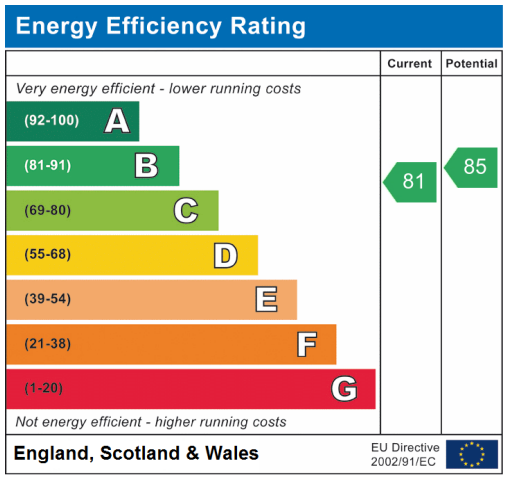
FLOORPLAN & EPC

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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