TO LET

£1,150 pcm



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

- Two-bedroom waterfront apartment
- Fifth-floor corner position within the second South Quay tower
- Partial sea, Marina and River Tawe views
- Two sit-out balconies
- En-suite shower room and family bathroom
- Allocated under-block garage parking
- Lift access and on-site concierge

Bay Estate Agents Ltd
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PROPERTY DESCRIPTION

Bay is delighted to offer for rental, this fifth-floor, corner positioned two bedroom apartment within the second tower of the South Quay development, This well-presented apartment enjoys a bright and spacious layout together with attractive views across Swansea Marina, the River Tawe and towards Swansea Bay and briefly comprises an open-plan living room and kitchen area with direct access to a south-facing sit-out balcony. The apartment further benefits from two double bedrooms, including a principal bedroom with en suite shower room, together with a contemporary family bathroom. Residents benefit from lift access, a concierge service and the convenience of allocated under-block garage parking. South Quay is ideally situated within walking distance of Swansea Marina's popular restaurants, bars, cafés and supermarkets, whilst also offering easy access to Swansea city centre, the mainline railway station and the M4 motorway. The sweeping promenade and beaches of Swansea Bay are also within easy reach, providing opportunities for coastal walks, cycling and a variety of leisure activities. Electric heating. Applicants are advised to refer to the Ofcom checker for mobile signal and broadband coverage. Viewing is highly recommended. Virtual tour available!

The property is available on an initial six-month fixed-term occupation contract and is currently being marketed for both sale and rental, offering an attractive opportunity for those seeking high-quality waterfront accommodation on a shorter-term basis. Any future sales viewings would be arranged by prior appointment and in accordance with the terms of the occupation contract.

Security Deposit: £1,725 (£2,300 for student let) Term: 6 Months (+) Council tax: Band E Requested Holding Deposit: £275 EPC Rating: C





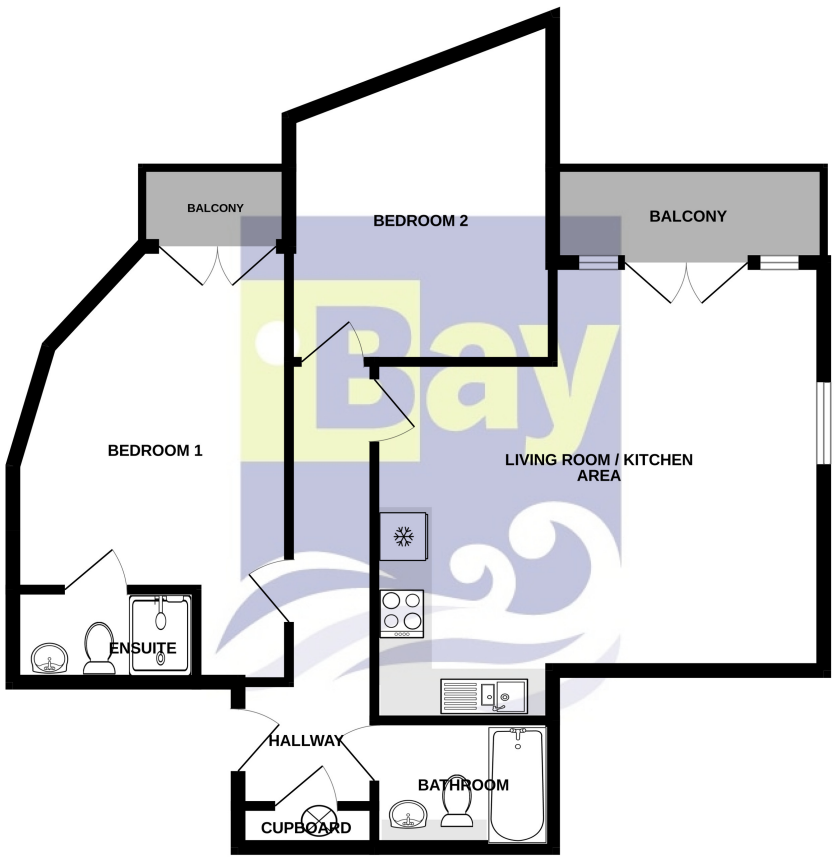
ROOM DESCRIPTIONS



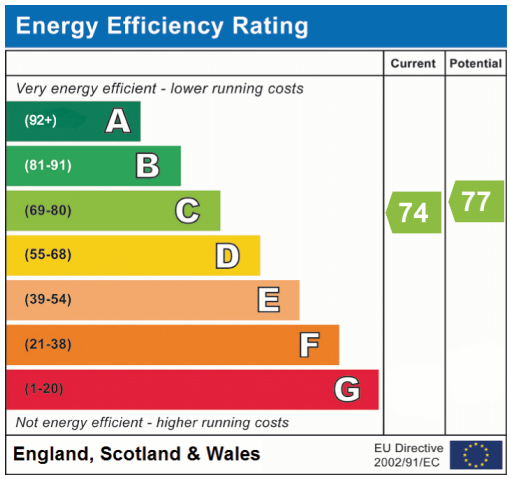


FLOORPLAN & EPC

GROUND FLOOR



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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