



Dawsons

estate agents



98 Altamar, Kings Road, Marina, Swansea, SA1 8PY

- PENTHOUSE APARTMENT
- WATER VIEWS
- TWO BEDROOMS - MASTER WITH ENSUITE
- LOUNGE LEADING TO A SPACIOUS DECKED TERRACE
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- UNDERGROUND PARKING SPACE
- NO CHAIN



Offers In The Region Of £224,000

Unit A, Meridian Bay, Trawler Road, Swansea, SA1 1PG
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Swansea Marina

Third floor. Lift access.

ENTRANCE

Enter via wooden door into:

HALLWAY

Electric heater. Video entry system. Storage cupboard. Airing cupboard with storage space. Door to:

BATHROOM

Three piece suite comprising panel bath, low level W.C. and semi recessed wash hand basin with vanity unit below. Stainless steel towel heater, extractor fan. Spotlights. Splash back tiles.

MASTER BEDROOM 15'02 x 10'02 (4.62m x 3.10m)

UPVC double-glazed window to rear. Fitted wardrobe. Electric heater. Spotlights. Door to:

EN-SUITE

Three piece suite comprising step in shower cubicle with glass enclosure, low level W.C., semi recessed wash hand basin with built in under vanity unit. Towel heater. Extractor fan. Spotlights. Splash back tiles.

OPEN PLAN LOUNGE/KITCHEN

LOUNGE 15'03 x 12'05 (4.65m x 3.78m)

UPVC double-glazed window and door to spacious decked sun Terrace enjoying water views. TV and telephone point. Spotlights. Electric heater.

KITCHEN 13'00 x 7'03 (3.96m x 2.21m)

Fitted with a range of modern wall and base units with complimentary work surface over. Set in bowl and half stainless steel sink and drainer with mixer tap. Integrated fridge/freezer and washer/dryer. Set in four ring electric hob with built under electric oven. Stainless steel extractor fan over. Splash back tiles. UPVC double-glazed window with water views. Spotlights.

BEDROOM TWO 12'11 x 8'08 (3.94m x 2.64m)

Two UPVC double-glazed window to rear overlooking the water. Electric heater.

EXTERNAL

Underground parking space.

DIRECTIONS

From our showroom head back towards Oystermouth Road. At traffic lights turn right. When you come to the next set of traffic lights, go straight across passing Tesco's on your left. Continue straight, passing the Ic2 on your right. Bear left as you pass Sainsbury on your right and Toys R Us on your left. Follow signs for the Docks, crossing over the bridge and entering SA1. As you enter SA1, follow the roundabout around taking the second turning off, passing the J Sheds on your left and then the next block is Altamar.

TENURE:

Leasehold

Lease Term: 125 years from 2004

Service Charge: £2,200 per annum

Ground Rent: £194 per annum

No pets allowed.

COUNCIL TAX:

E

EPC RATING:

C

VIEWING:

STRICTLY VIA VENDORS AGENTS.

DAWSONS TEL: 01792 653100

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

