



# Dawsons

estate agents



## 25 Altamar, Kings Road, Swansea, SA1 8PY

- UPPER GROUND FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- MODERN KITCHEN
- LOUNGE WITH FRENCH DOOR ONTO A SIT OUT BALCONY
- FAMILY BATHROOM

**£124,995**

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## UPPER GROUND FLOOR

Lift & stairs access

## HALLWAY

Skimmed ceiling with pendant ceiling light. Video Intercom. Electric heater. Door to cupboard housing hot water tank.

## LOUNGE / DINER 12'7 X 9'5 (3.84m X 2.87m)

Double glazed french door leading to a balcony with partial Marina views. Skimmed ceiling with down lights. Electric heater. Tv & telephone point. Carpet

## KITCHEN 8'8 x 8'6 (2.64m x 2.59m)

Range of cream wall, base and drawer units with black flecked work top and tiled walls above. Stainless steel oven. Electric hob and stainless steel chimney hood extractor fan. Skimmed ceiling with down lights. Integrated washer/ dryer and fridge freezer. Vinyl Floor.

## BEDROOM 9'8 X 10'6 (2.95m X 3.20m)

Double glazed floor length window. Skimmed ceiling with down lights. Fitted wardrobes. Electric heater. Carpet.

## BATH

White suite comprising W.C., wash hand basin recessed into vanity unit and bath with shower over and shower screen. Skimmed ceiling with down lights. White heated towel rail. Shaver point. Vinyl Floor.

## 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 l2 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

Ground rent : TBC Lease Term: 125 Years from approx 2004

Service Charge: £839.38 half yearly

**COUNCIL TAX:** D

**EPC RATING:** B

**VIEWING:** STRICTLY VIA VENDORS AGENTS.  
DAWSONS TEL: 01792 653100

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,  
Morrison, 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.

