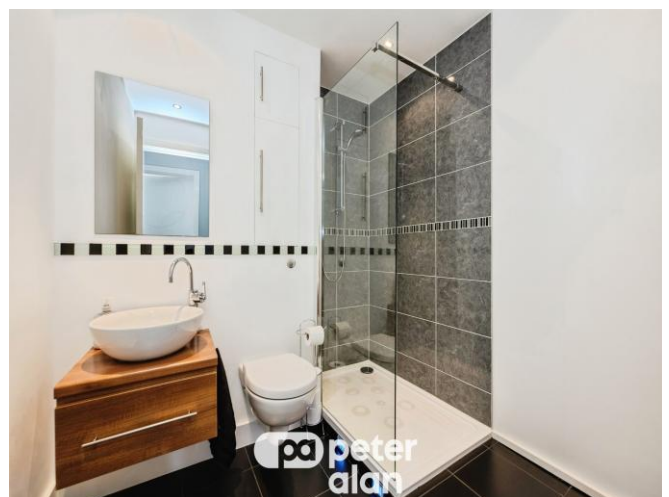




# Pocketts Wharf, Maritime Quarter SWANSEA

offers over £200,000

- EPC D
- Council Tax Band E
- Lease is 125 Years from 1989 with Peppercorn Ground Rent
- Modern Interior Throughout with Walk in Wardrobe to Main Bedroom



 2  1  1



## About the property

Set within the fantastic Pockets Wharf development and enjoying a prime waterfront position, this well-presented upper-floor apartment offers modern living with attractive views over the marina and passing boats.

The accommodation comprises a spacious open-plan lounge and contemporary kitchen, filled with natural light and ideal for relaxing or entertaining. There are two well-proportioned bedrooms, all finished to a high standard, along with a sleek, modern shower room with the main bedroom benefitting from a walk-in wardrobe.

A private balcony provides the most amazing spot to

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

## Accommodation

### Lounge

13' 7" x 13' 5" ( 4.14m x 4.09m )

### Kitchen

### Bedroom 1

13' 6" x 9' 5" ( 4.11m x 2.87m )

### Bedroom 2

8' x 7' 11" ( 2.44m x 2.41m )

### Walk-In Wardrobe

6' 5" x 5' 1" ( 1.96m x 1.55m )

### Shower Room