

FOR SALE

£125,000 Leasehold



Ambassador House, Trawler Road, Maritime Quarter, Swansea, West Glamorgan SA1 1XZ

- One Bedroom
- Second Floor
- Marina Views
- Sit out Balcony
- Central Location



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PROPERTY DESCRIPTION

Bay is pleased to offer for sale, this one bedroom apartment, situated on the second floor. Set in the heart of the Marina, the apartment briefly comprises a living room/dining area, opening onto a sit-out balcony with sweeping views across the Marina basin and boat moorings. Separate kitchen. Double-sized bedroom and bathroom with shower. Parking included within the title deeds. Within half a mile of the city centre, Swansea Arena and close to the seafront promenade. Tenant currently in-situ. A residential or potential investment purchase. Viewing is highly recommended! Leasehold: 125 years less 3 days from 24 June 1985 (86 years remaining). Annual Service Charge: £1,769.32 (June '23 - June '24). Ground Rent: Peppercorn. Council Tax: Band D. EPC Rating - C.



ROOM DESCRIPTIONS

Hallway

Hardwood entrance door with glazing, leading to an entrance porch. Inner door to main hallway. Fitted carpet. Ceiling light fittings. Storage heater. Electrical consumer unit. Door to airing cupboard, housing water tank.

Living Room

3.106m x 4.570m (10' 2" x 15' 0")

[Measurements taken to furthest point of room]

Fitted carpet. UPVC surround double glazed window and door to sit-out balcony with views over the Marina basin. Storage & panel heaters. Aerial and power points. Two ceiling light fittings.

Kitchen

1.894m x 3.085m (6' 3" x 10' 1") [Measurements taken to furthest point of room]

Vinyl flooring. Fitted wall and base units, incorporating laminate worktop and stainless steel sink & drainer unit. Power points. Splash-back wall tiling. UPVC surround double glazed window overlooking the Marina. Extractor fan. Ceiling light fitting. Plumbed for washing machine.

Bedroom

3.473m x 2.562m (11' 5" x 8' 5") [Measurements taken to furthest point of room]

Fitted carpet. Panel heater. Ceiling light fitting. UPVC surround double glazed window.

Bathroom

1.506m x 2.467m (4' 11" x 8' 1") [Measurements taken to furthest point of room]

Vinyl flooring. Three piece suite comprising bath with electric shower, WC and pedestal wash hand basin.. Splash-back wall paneling. Shaver point. Ceiling light fitting.

External

Parking included within title deeds.

Tenure & Utilities (As of January 2024)

Leasehold: 125 years less 3 days from 24 June 1985 (86 years remaining)

Management Company: Residential Management Group Limited (RMG)

Annual Service Charge: £1,769.32 (June '23 - June '24)

Ground Rent: Peppercorn

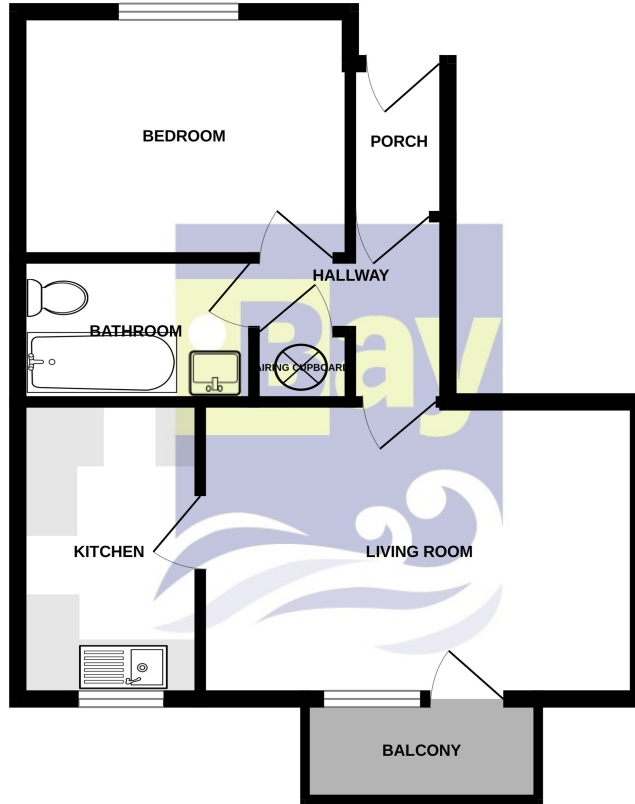
Council Tax: Band D



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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	70	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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