

REDUCED

£125,000 Leasehold



Mannheim Quay, Maritime Quarter, Swansea, West Glamorgan SA1

- One Bedroom Apartment
- First Floor with lift access
- Sit-out living room balcony
- South-facing Marina Views
- Corner Position
- Allocated Underground Parking



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PROPERTY DESCRIPTION

Bay is delighted to offer for sale, this first floor, one bedroom apartment with beautiful South-facing views over the Marina basin and boat moorings. Corner positioned for additional privacy and to take advantage of the natural light, the property briefly comprises an entrance hallway leading to a living room with double doors opening onto a sit-out balcony with sweeping South-facing Marina views, separate kitchen, a double bedroom with fitted wardrobe, and bathroom. Electric heating. Lift access.

Allocated underground parking. Good access to the City Centre, supermarket, Swansea Arena, and local amenities. Viewing is highly recommended! Virtual tour available. Leasehold: 93 years remaining (125 years (less 3 days) from 25 March 1993). Ground Rent: £100 p.a. (Rising to £250) Annual Service Charge: £1,837.24.

Council tax: Band D. EPC Rating: C.



ROOM DESCRIPTIONS

Hallway

L-shaped hallway. Hardwood entrance door. Hardwood effect laminate flooring. Two ceiling light fittings. Door to airing cupboard, housing tank. Panel heater. Doors leading to:-

Living Room

3.509m x 4.381m (11' 6" x 14' 4") [Measurements taken to furthest point of room]
Hardwood effect laminate flooring. Ceiling light fitting. White UPVC surround double glazed window to side and double doors to sit-out balcony with attractive, South-facing Marina views. Wall mounted intercom handset. Media and power points. Storage heater.

Kitchen

1.717m x 2.520m (5' 8" x 8' 3") [Measurements taken to furthest point of room]
Vinyl flooring. Ceiling light fitting. A range of wall and base units in white, incorporating a laminate work surface, white resin sink and drainer unit, integrated oven, hob and extractor hood. Washing machine and undercounter fridge to be included. Partial splash-back wall tiling. White uPVC surround double glazed window to side.

Bedroom

3.376m x 2.535m (11' 1" x 8' 4") [Measurements taken to furthest point of room and into wardrobe space]
Fitted carpet. Ceiling light fitting. White UPVC surround double glazed window to side. Electric storage heater. Doors built-in wardrobe space.

Bathroom

1.788m x 2.227m (5' 10" x 7' 4") [Measurements

taken to furthest point of room]

Tiled flooring. Ceiling light fitting. White three piece bathroom suite, comprising bath with shower attachment and glass screen, low level WC and wash hand basin in unit with cupboard. Panelled splash-back walls. Extractor fan. Down heater.

External

Underground allocated parking with gated entry.

Tenure & Utilities (as of January 2025)

Leasehold: 93 years remaining (125 years (less 3 days) from 25 March 1993)

Ground Rent: £100 p.a.(potential to rise to £250)

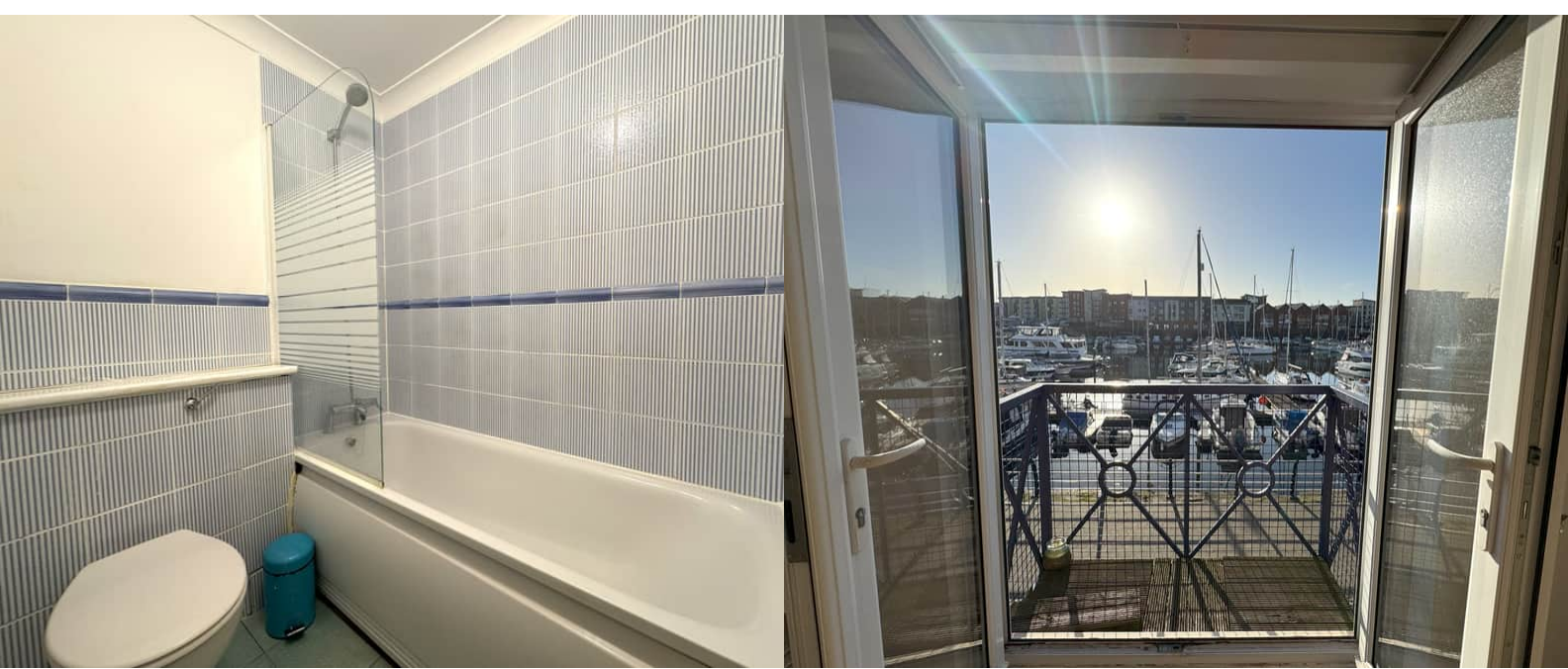
Annual Service Charge: £1,837.24

Council tax: Band D

EPC Rating: C

Disclaimer

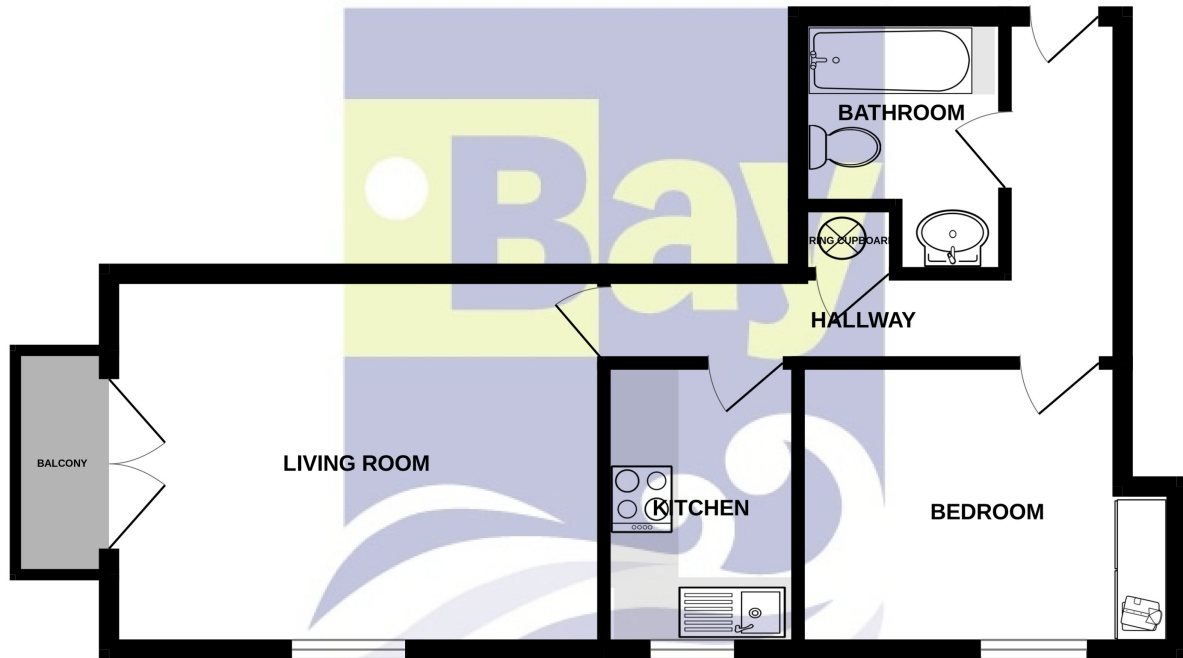
All measurements, floor plans and photographs are for guidance purposes only. Photographs may be taken with a wide angled/zoom lens, and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Prospective purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.



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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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