

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

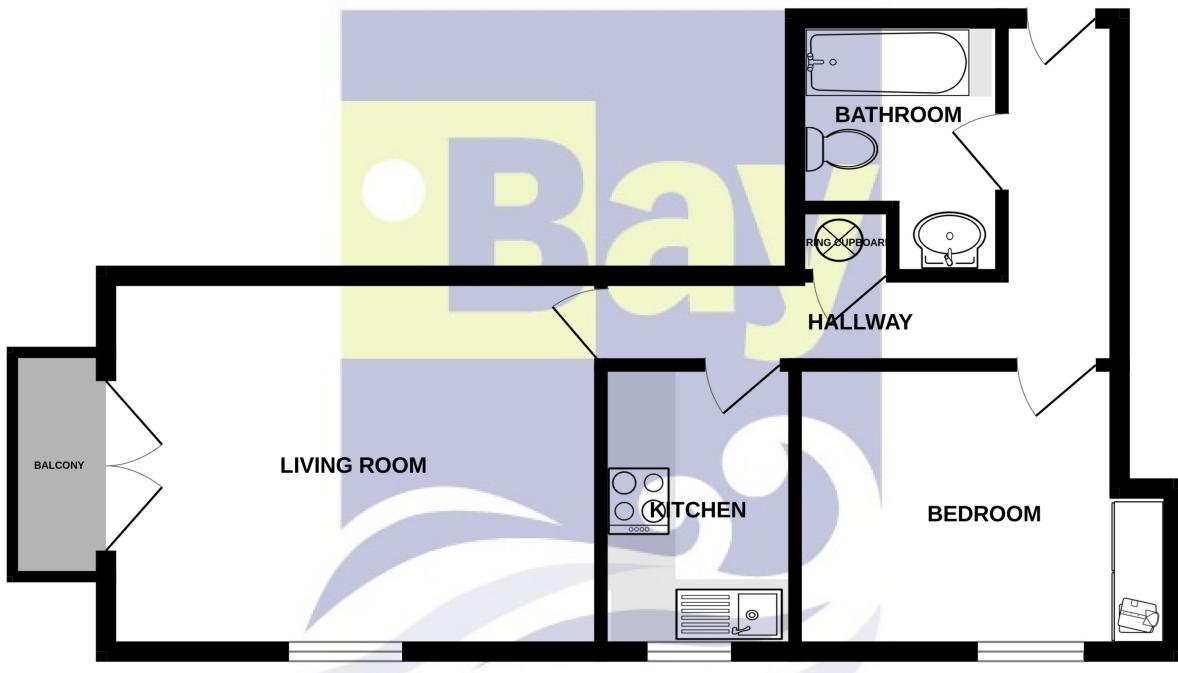
Disclaimer

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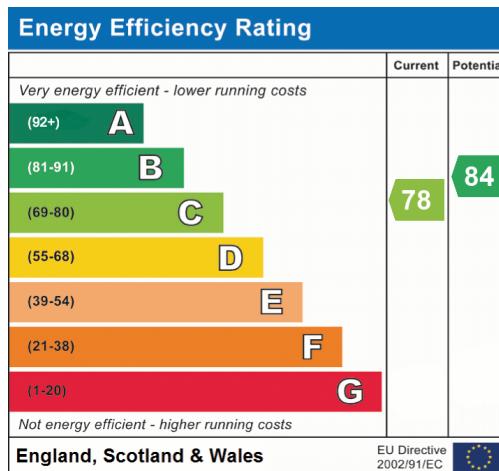


GROUND FLOOR



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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