

FOR SALE

£167,500 Leasehold



Cork House, Mannheim Quay, Maritime Quarter, Swansea, West Glamorgan SA1 1RT

- First Floor Apartment
- Balcony with Marina views
- Lift Access
- Under Block Allocated Parking
- Two Bedroom



Bay Estate Agents Ltd
29, Camona Drive, Maritime Quarter, Swansea, SA1 1YJ

01792 645566
mail@bayestateagents.com



PROPERTY DESCRIPTION

Bay is delighted to offer for sale, this corner positioned, first floor, two bedroom apartment. Located in the popular Mannheim Quay development, the property briefly comprises a hallway leading to a living room with sit-out balcony and sweeping panoramic, South-facing views over the Marina basin. There is a separate kitchen in contemporary design, shower room and two double bedrooms. Electric heating. Underground allocated parking. Lift access. A short walk from the city centre, local supermarket and new Copr Bay Indoor Arena. Please refer to Ofcom checker for mobile signal and coverage. Virtual tour available! At time of publication: Leasehold: 93 years remaining (125 years (less 3 days) from 25 March 1993). Ground Rent: £100 p.a. (rising to £200). Annual Service Charge £2,105 p.a. Council Tax Band: E. EPC Rating: C.



ROOM DESCRIPTIONS

Hallway

Hardwood entrance door. Hardwood effect laminate flooring. Ceiling light fitting. Airing cupboard housing water tank. Panel heater. Electricity consumer unit. Wall mounted intercom.

Living Room

3.212m x 5.354m (10' 6" x 17' 7") [Measurements taken to furthest point of room]

Hardwood door leading to living room and dining area with hardwood effect laminate flooring. Wall mounted panel heater. Ceiling light fitting. White uPVC surround double glazed double doors onto South-facing sit-out balcony with views over Marina. White uPVC surround double glazed window to side. Power points.

Kitchen

2.184m x 3.244m (7' 2" x 10' 8") [Measurements taken to furthest point of room]

Tiled flooring. A range of wall and base units in sage green with hardwood effect laminate work surface, incorporating stainless steel sink and drainer unit, integrated electric oven, 4-ring hob and built-in extractor hood. Plumbed for washing machine. Space for under counter fridge. Breakfast bar. Partial splash-back wall tiling in white. Ceiling light fitting. Power points. White uPVC surround double glazed window with South-facing views over Marina to front and window to side.

Main Bedroom

3.083m x 3.339m (10' 1" x 10' 11") [Measurements taken to furthest point of room]

Fitted carpet. Ceiling light fitting. Power points. White uPVC surround double glazed window, overlooking Marina. Panel heater.

Bedroom

2.691m x 3.263m (8' 10" x 10' 8") [Measurements taken to furthest point of room]

Fitted carpet. Ceiling light fitting. Power points. White

uPVC surround double glazed window, overlooking courtyard. Panel heater.

Shower Room

1.830m x 1.961m (6' 0" x 6' 5") [Measurements taken to furthest point of room]

Tiled flooring. Three piece bathroom suite comprising shower enclosure with sliding glass door, low level WC and wash hand basin in unit. Tiled walls. Fitted overhead cabinets. Extractor fan. Ceiling light fitting.

External

Underground allocated parking, accessed via electric gate.

Tenure & Utilities (as of June 2025)

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

Ground Rent: £100 p.a. (rising to £200)

Service Charge £2,105 p.a.

Council Tax Band: E

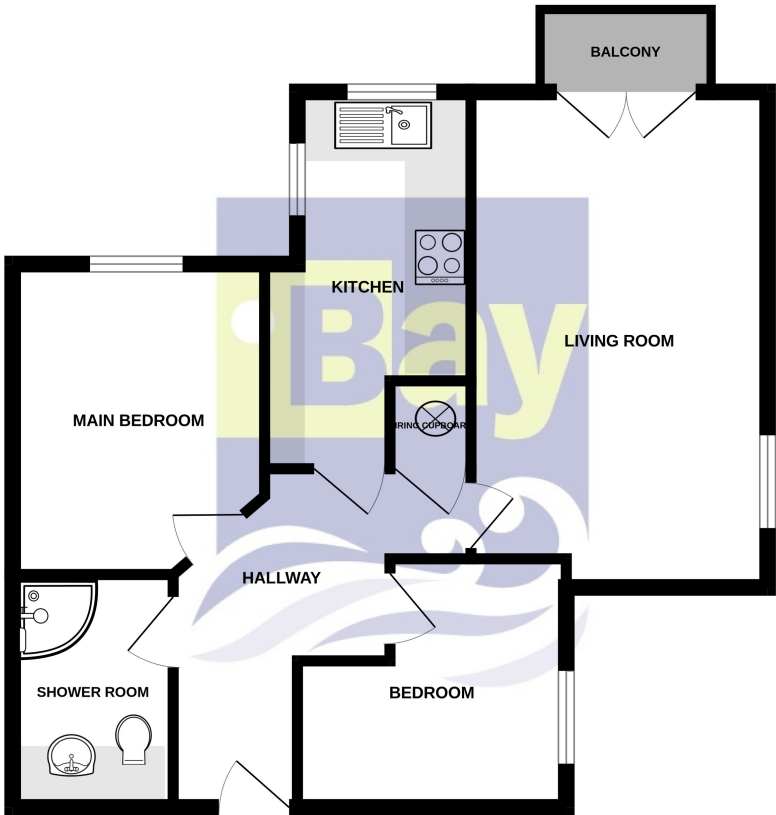
Disclaimer

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 most 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.

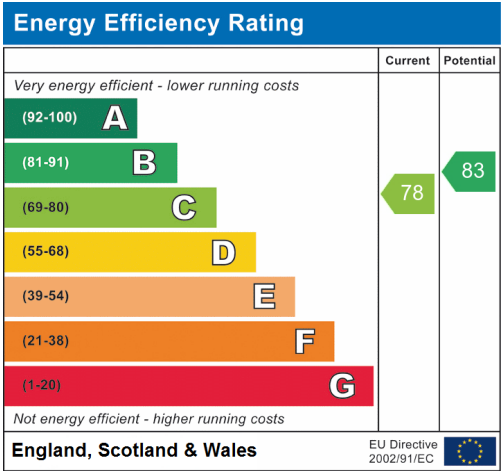




GROUND FLOOR



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.
Made with Metropix ©2025



Bay Estates & Lettings Agents

29, Camona Drive, Maritime Quarter, Swansea, SA1 1YJ
01792 645566
mail@bayestateagents.com