

**FOR SALE**

£152,000 Leasehold



# **Victoria Quay, Maritime Quarter, Swansea, West Glamorgan SA1 3XG**

- Well Presented One Bedroom Apartment
- Top (second) Floor
- Sweeping Marina Views
- South Facing
- Living Room Balcony
- Gas Central Heating
- Allocated Parking
- Bathroom with Shower Enclosure



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## PROPERTY DESCRIPTION

Bay is delighted to offer for sale this stylish top (second) floor, one bedroom apartment. Situated in one of the Maritime Quarter's original blocks, sought after for their South facing aspect, the property briefly comprises an entrance hallway with storage cupboard, leading to a living room with balcony and panoramic South-facing Marina views over the boat moorings, an adjoining fitted kitchen with breakfast bar, double bedroom and bathroom with freestanding bath and separate corner shower enclosure. Gas central heating. Allocated parking. No lift. The apartment is well situated for access to the Swansea Bay promenade, Marina cafes, restaurants, Swansea Arena, as well as the amenities of the city centre. Leasehold with 147 years remaining (as of March 2025), 189 years from 25 March 1983. Council Tax: Band D.

EPC Rating: C. Annual service charge: £900.



## ROOM DESCRIPTIONS

### Hallway

Hardwood entrance door. Fitted carpet. Wall mounted intercom. Access hatch to the attic. Storage cupboard, housing the electrical consumer unit.

### Living Room

3.406m x 4.952m (11' 2" x 16' 3")

[Measurements taken to furthest point of room]

Tiled flooring. Ceiling light fitting. White uPVC surround double glazed sliding doors to South facing balcony, overlooking the Marina and boat moorings. Vertical and standard radiators. Power points and aerial point.

### Kitchen

2.595m x 2.595m (8' 6" x 8' 6") [Measurements taken to furthest point of room]

Kitchen adjoining living room, comprises a range of base and wall units in gloss white, incorporating a laminate worksurface and breakfast bar. Integrated four ring gas-fired hob and electric oven. Plumbed for washing machine. Partial splash-back tiles between work tops and cupboards. Stainless steel sink and a half bowl and draining unit with mixer tap. Wall mounted combi gas boiler. Tiled flooring. White uPVC surround double glazed window to rear.

### Bedroom

2.619m x 3.799m (8' 7" x 12' 6") [Measurements taken to furthest point of room]

Fitted carpet. Ceiling light fitting. Radiator. White uPVC surround double glazed window with South facing views, overlooking the boat moorings. Power points. Fitted wardrobe unit.

### Bathroom

2.600m x 2.225m (8' 6" x 7' 4") [Measurements taken to furthest point of room]

White Bathroom suite incorporating a freestanding bath, corner shower enclosure, a low level WC and pedestal wash hand basin. Tiled flooring and fully tiled walls. Shaver point and wall mounted heated towel rail/radiator. Recessed ceiling spotlights. White UPVC surround double glazed window with privacy glass.

### External

Allocated parking space.

### Tenure & Utilities (as of March 2025)

Leasehold: 189 years from 25 March 1983 (147 years remaining)

Annual Service Charge: £900

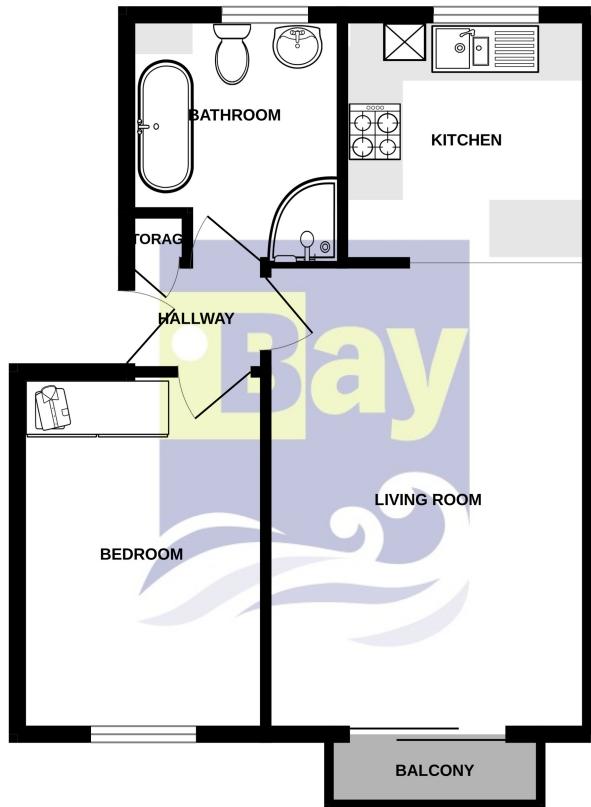
Ground Rent: Peppercorn

EPC Rating: C

Council Tax: Band D



## 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 and fixtures depicted 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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