

FOR SALE

£165,000 Leasehold



Fitzroy House, Maritime QuarterSWANSEASA1 1XX

- Elevated Ground Floor Position
- Two Bedroom Apartment
- Living Room Balcony with Marina Views
- Electric Heating
- Open-plan Living Room / Kitchen Area
- Allocated Parking Space



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PROPERTY DESCRIPTION

Bay is proud to present for sale this modernised, two bedroom apartment situated in the heart of the Marina. An elevated ground floor position offers ease of access as well as the privacy of a significant elevation above the roadside. The corner position lends an additional sense of light and privacy. The apartment offers a stylish, open-plan kitchen and living room area, which opens onto a sit-out balcony with Marina views. There are two double bedrooms with fitted wardrobes, the main bedroom with partial Marina views, and a bathroom. Electric heating. Underground parking with access through remote activated garage door. Virtual tour available! Viewing highly recommended! At time of publication: Leasehold: 125 years less 3 days from 24 June 1985 (85 years remaining). Annual Service Charge: £1,900. Ground Rent: A peppercorn (if demanded). Council Tax: Band E. EPC Rating: E. Please refer to Ofcom checker for mobile signal and coverage.



ROOM DESCRIPTIONS

Location

Passing the Delta Marriott Hotel, bear right onto Trawler Road and travel through the Meridian development. Fitzroy House, is the fourth block on the right hand side. The block is distinctive due to its decorative archway which allows access to the seafront and promenade. The entrance is to the rear of the block.

Hallway

Hardwood effect laminate flooring. Ceiling light fitting. Hardwood entrance door. Door to airing cupboard, housing water tank and storage. Wall mounted security entrance phone. Panel heater. Power points. Smoke alarm.

Living Room / Dining Area

6.543m x 4.334m (21' 6" x 14' 3") [Measurements taken to furthest point of room to include kitchen area and bathroom] Open-plan with hardwood effect laminate flooring into adjoining kitchen. Two ceiling light fittings. White uPVC surround double glazed window to side and patio door to front onto sit-out balcony with views over the Marina and boat moorings. French doors to hallway. Power points. Aerial point. Electric panel heater,

Kitchen Area

Open-plan kitchen with hardwood effect laminate flooring. Splash-back wall tiling in gloss cream. White uPVC surround double glazed window with views over the Marina and boat moorings. A range of wall and base units, incorporating traditional hardwood work surface with integrated S/S sink and drainer unit, Beko electric fan oven, 4-ring electric hob and S/S extractor hood. Cabinet doors in cream with chrome handles. Power points. Ceiling light fitting.

Main Bedroom

3.398m x 4.368m (11' 2" x 14' 4") [Measurements taken to furthest point of room and into wardrobe space] Biscuit coloured fitted carpet. Slimline panel heater. Ceiling light fitting. Fitted wardrobes with beach effect and mirrored sliding panels. White uPVC surround double glazed window with partial views over the Marina and boat moorings. Power points. TV point.

Bedroom

3.338m x 3.416m (10' 11" x 11' 2") [L-shaped. Measurements taken to furthest point of room and into wardrobe space] Biscuit coloured fitted carpet. Ceiling light fitting. Two white uPVC surround double glazed windows with courtyard views. Fitted wardrobe with sliding panels. Power points. Slimline panel heater.

Bathroom

1.772m x 1.889m (5' 10" x 6' 2") [Measurements taken to furthest point of room] Hardwood effect vinyl flooring. Fully tiled walls in white. Three piece suite in white, comprising bath with Mira electric shower over, modern WC with button flush, pedestal WHB with chrome mixer tap. Wall mounted down-flow heater. Ceiling light fitting.

External

Allocated parking space.

Tenure & Utilities (as of June 2025)

Leasehold: 125 years less 3 days from 24 June 1985 (85 years remaining)

Annual Service Charge: £1,900

Ground Rent: A peppercorn (if demanded)

Council Tax: Band E

EPC Rating: E

Disclaimer

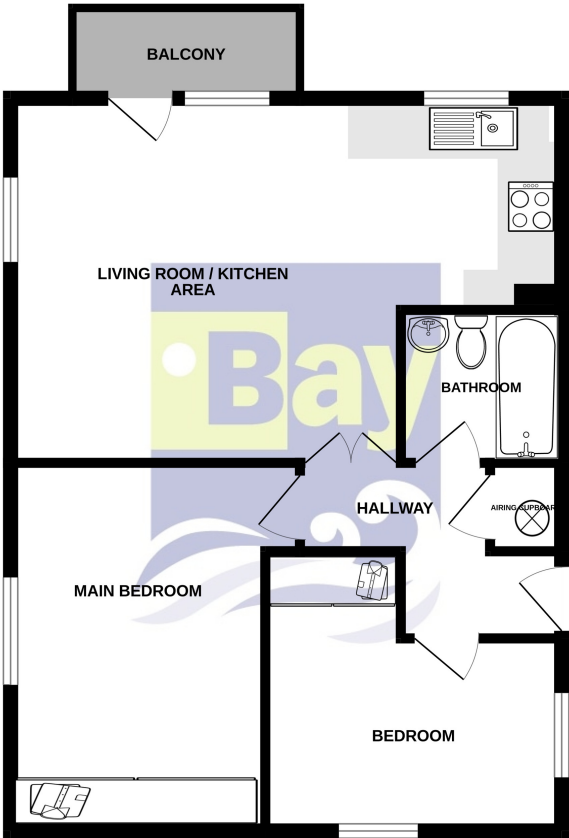
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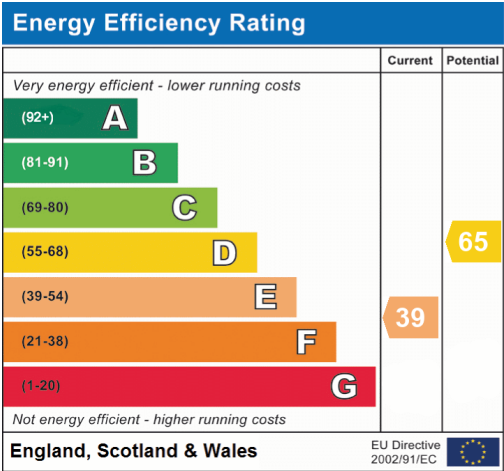
FLOORPLAN & EPC



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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