

FOR SALE

£195,000 Leasehold



Penryce Court, Maritime Quarter, Swansea, West Glamorgan SA1 3XE

- Two Bedroom Apartment
- Bathroom & En suite
- South-facing Marina Views
- Living Room Balcony



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PROPERTY DESCRIPTION

Bay is delighted to offer for sale, this two bedroom apartment, set in the heart of the Maritime Quarter and across the city wall from the Copr Bay Development and Swansea Arena. Situated on the first floor with South-facing views across the Marina basin. The property briefly comprising an entrance hallway, living room with sliding doors onto a sit-out, South-facing balcony with Marina views, separate kitchen, main double bedroom with en suite shower room, double second bedroom, and bathroom.

Gas central heating. No lift access. Allocated parking space opposite communal entrance, abutting city wall. Extended Leasehold with 148 years remaining (189 years from 24 June 1983) [signed, awaiting ratification and processing with land registry].

Council Tax: Band E. Service Charge: £1,000 p.a.. Peppercorn rent. EPC Rating - C.

Virtual tour available!



ROOM DESCRIPTIONS

Hallway

Hardwood entrance door. Fitted carpet. Single panel radiator. Ceiling light fitting. Wall mounted intercom phone. Double doors to storage cupboard with shelving. Electricity consumer unit. Thermostat. .

Living Room

3.271m x 4.427m (10' 9" x 14' 6") [Measurements taken to furthest point of room and into window space]
Fitted carpet. Ceiling and wall light fittings. Panel radiator. Sliding door to sit-out balcony with South-facing Marina views. Power points.

Kitchen

2.525m x 3.782m (8' 3" x 12' 5") [Measurements taken to furthest point of room]
Hardwood effect laminate flooring. Ceiling spotlights. A range of wall and base units, incorporating a laminate work surface with integrated stainless steel sink and drainer unit. Space for oven and hob. Stainless steel extractor hood. Plumbed for washing machine and dishwasher. Splash-back wall tiling. White uPVC surround double glazed window. Radiator. Worcester boiler.

Main Bedroom

3.432m x 4.981m (11' 3" x 16' 4") [L-shaped room. Measurements taken to furthest point of room]
Fitted carpet. Ceiling light fitting. White uPVC surround double glazed windows to side and front with Marina views. Radiator. Door to en suite shower room.

En suite Shower Room

1.472m x 2.177m (4' 10" x 7' 2") [Measurements taken to furthest point of room]
Fitted carpet. Ceiling light fitting. Fully tiled walls. Three piece suite comprising shower enclosure, pedestal wash hand basin and low level WC. Shaver point. Extractor fan.

Second Bedroom

2.437m x 3.615m (8' 0" x 11' 10") [Measurements taken to furthest point of room]
Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window to rear, overlooking the Swansea Arena. Radiator.

Bathroom

2.045m x 2.102m (6' 9" x 6' 11") [Measurements taken to furthest point of room]
Mosaic floor and wall tiling. Paneled bath with electric shower over, low level WC, pedestal wash hand basin. White uPVC surround double glazed window with obscured glass. Shaver point. Heated towel rail/radiator.

External

Allocated surface parking space, opposite communal entrance.

Tenure & Utilities (as of February 2024)

Leasehold: 148 years remaining (189 years from 24 June 1983). [signed, awaiting ratification and processing with land registry]

Council Tax: Band E

Annual Service Charge: £1,000

Peppercorn rent.

Restrictive Covenant: Not to carry out or permit to be carried out on the premises any trade or business competing directly or indirectly with the Board's business of dock undertakers wharfings or warehousemen as carried on at the Board's Swansea Docks

Disclaimer

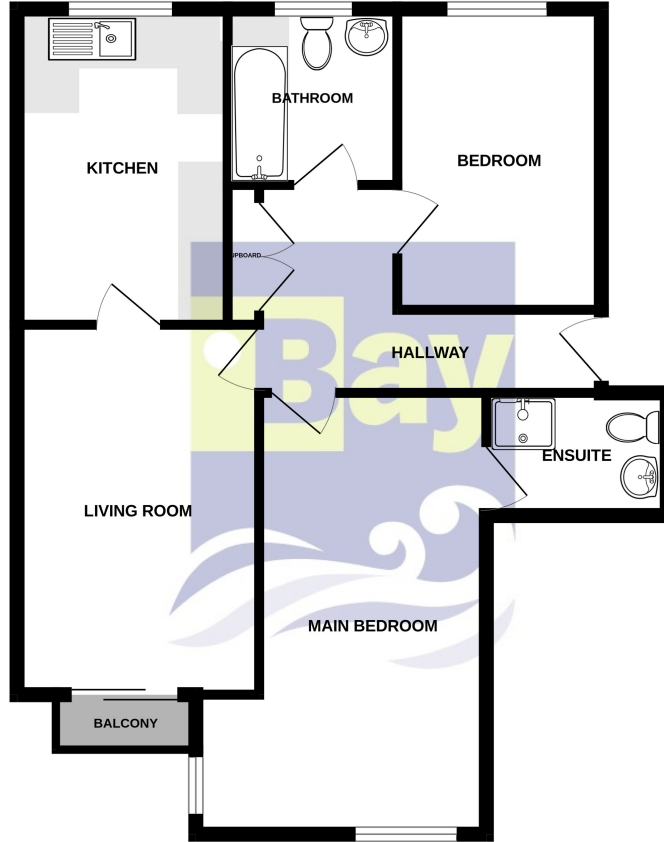
All measurements, floor plans and photographs are for guidance purposes only. Photographs may be taken with a wide angled/zoom lens, and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. These 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.



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	75	80
(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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