

REDUCED

£120,000 Leasehold



Weavers House, Mannheim Quay, Maritime Quarter, Swansea SA1 1RU

- Elevated Ground Floor Position
- South-facing Marina Views
- Well Presented One Bedroom Apartment
- Allocated Parking



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PROPERTY DESCRIPTION

Bay is delighted to offer for sale this well-presented elevated ground floor, one bedroom apartment with South-facing views over the Marina basin and boat moorings. The property briefly comprises a hallway leading to a separate kitchen in a contemporary design, living room with double doors opening onto a Juliet balcony overlooking the Marina, double bedroom with fitted wardrobe and stylish bathroom. Electric heating. Allocated underground parking. UPVC surround double glazing. Good access to the City Centre, supermarket, Swansea Arena, and local amenities. Attractively modernised in neutral colours. Leasehold: 95 years remaining (125 years (less 3 days) from 25 March 1993). Ground Rent: £100 p.a.(Rising to £200). Annual Service Charge: £1,600. Council tax: Band D. EPC Rating - D. Viewing is highly recommended! Tenant in-situ.



ROOM DESCRIPTIONS

Hallway

Hardwood entrance door. Hardwood effect laminate flooring. Recessed ceiling spotlights. Door to airing cupboard, housing tank. Doors leading to:-

Living Room

4.352m x 3.062m (14' 3" x 10' 1") [Measurements taken to furthest point of room]
Hardwood effect laminate flooring. Ceiling light fitting. White UPVC surround double glazed corner window and double doors to Juliet balcony with attractive, South-facing Marina views. Fire-effect panel heater. Wall mounted intercom handset. Media and power points.

Kitchen

2.182m x 2.104m (7' 2" x 6' 11") [Measurements taken to furthest point of room]
Hardwood effect laminate flooring. Ceiling light fitting. A range of wall and base units in white, incorporating a laminate work surface, stainless steel sink and drainer unit, integrated oven, hob and extractor hood. Plumbed for washing machine. Partial splash-back wall tiling in gloss grey.

Bedroom

2.685m x 3.515m (8' 10" x 11' 6") [Measurements taken to furthest point of room and into wardrobe space]
Hardwood effect laminate flooring. Ceiling light fitting. White UPVC surround double glazed window with South-facing Marina views. Electric panel heater. Sliding doors to built-in wardrobe space.

Bathroom

1.993m x 1.656m (6' 6" x 5' 5") [Measurements taken to furthest point of room]

Tiled flooring. Recessed ceiling spotlights. White three piece bathroom suite, comprising bath with shower attachment and glass screen, low level WC and wash hand basin in unit with cupboard. Paneled splash-back walls. Extractor fan.

External

Underground allocated parking with gated entry.

Tenure & Utilities (as of October 2023)

Leasehold: 95 years remaining (125 years (less 3 days) from 25 March 1993)

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

Annual Service Charge: £1,600

Council tax: Band D

Disclaimer

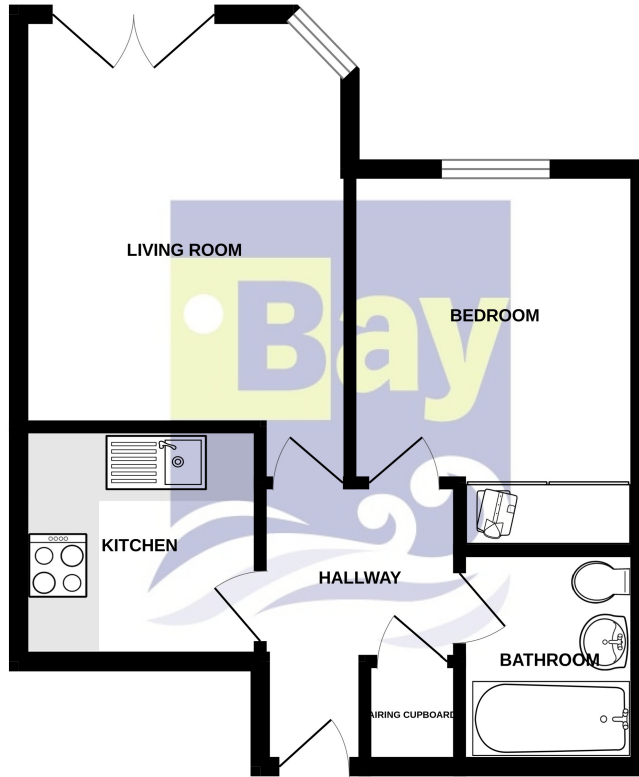
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FLOORPLAN & EPC



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	61	
(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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