

TO LET

£1,350 pcm



# Squire Court, Maritime Quarter, Swansea, West GlamorganSA1

- Two Bedroom Apartment
- Sit out balcony with Marina views
- Shower Room & En suite
- South-Facing



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## PROPERTY DESCRIPTION

Bay is excited to offer for rental, this unique, South-facing, two bedroom apartment in the heart of Swansea's Maritime Quarter. Situated on the second floor (no lift), the accommodation briefly comprises, an entrance hallway with storage cupboards, a main bedroom with king-sized bed and access to an en suite with walk-in shower enclosure, single second bedroom, spacious living/dining room with access to a sit-out balcony with South-facing, panoramic Marina views, kitchen in contemporary design with integrated appliances, and shower room. Offering privacy as on of only two apartments per floor. Gas central heating. Allocated parking. Available furnished. Professionals preferred. Virtual viewing video available! Viewing is highly recommended!

Security Deposit: £2,025 Term: 6 Month (+) Council tax: Band E Requested Holding Deposit: £310 EPC Rating: C



## ROOM DESCRIPTIONS

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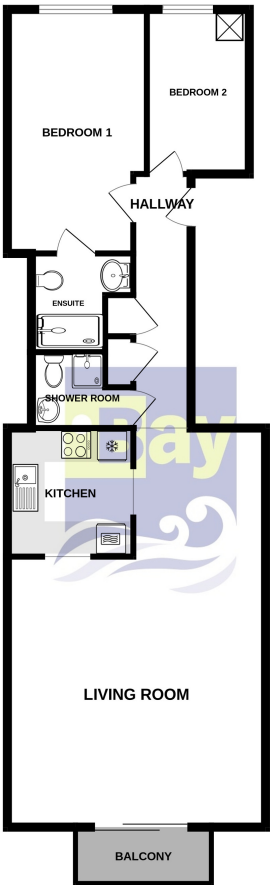




FLOORPLAN & EPC



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                                   | 78      | 83                      |
| (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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