

FOR SALE

£195,000 Leasehold



# Victoria Quay, 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

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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). Council Tax: Band E. EPC Rating - C. Virtual tour available!





## ROOM DESCRIPTIONS

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### 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

Leasehold: 148 years remaining (189 years from 24 June 1983).

Council Tax: Band E

Annual Service Charge: £1,000

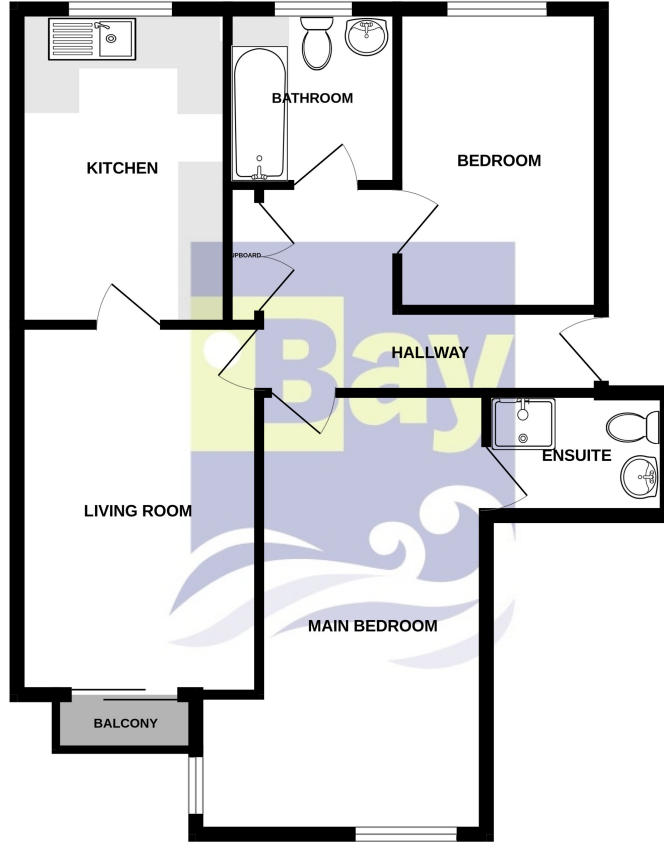
Ground Rent:



# 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Bay Estates & Lettings Agents

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