



96 Meridian Bay, Maritime Quarter SWANSEA, SA1 1PL

- Sea views from lounge and bedroom
- Open-plan lounge and fully fitted kitchen
- Electric heating
- Security door entry system
- One Bedroom Apartment





PROPERTY DESCRIPTION

Bay are proud to present this executive quality, one bedroom apartment, situated in one of the latest developments in Swansea's Maritime Quarter. The apartment boasts sea views from the lounge and the bedroom and briefly comprises an open-plan lounge and fully fitted kitchen, master bedroom with fitted wardrobes and modern family bathroom. Electric heating and security door entry system. Viewing is highly recommended! Council Tax Band: D Tenant in-situ. EPC Rating: B *Development awaiting fire safety work, cash offers only at present.*



ROOM DESCRIPTIONS

Location

Located at the main entrance to the Marina. Travel past the Marriott hotel on the left handside and Meridian Bay is the next block on the right opposite the Meridian Tower.

Hall

Sand coloured fitted carpet. Door leading to airing cupboard, housing hot water tank. Recessed ceiling spotlights. Video security intercom system. Wall heater.

Kitchen

Vinyl flooring. Range of fitted beech wall and base units. Integrated appliances include fridge/freezer, washing machine, dishwasher and oven and hob with extractor hood over. Extractor fan. Central light fitting and power points. Recessed ceiling spotlights.

Lounge (Reception)

3.72m x 3.75m (12' 2" x 12' 4")
Sand coloured fitted carpet. Picture windows with UPVC tilt and turn patio door leading to juliet balcony. Media panel including satellite access. Power points. Central light fitting. Recessed ceiling spotlights. Slimline wall heater.

Bedroom

3.74m x 3.20m (12' 3" x 10' 6")
Sand coloured fitted carpet. Picture window with views over Swansea Bay. Fitted mirrored wardrobe. TV and power points. Central light fitting. Wall heater.

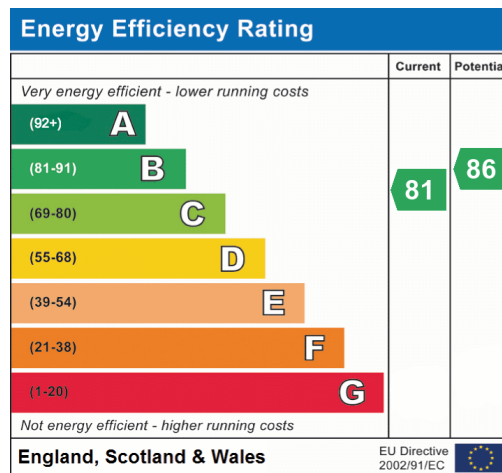
Bathroom

2.00m x 2.20m (6' 7" x 7' 3")
Vinyl flooring. Fully fitted bathroom including bath with shower over, WHB and WC. Tiled walls with mosaic border around bath and vanity unit mirror with shelf. Heated towel rail. Extractor fan and shavers point. Recessed ceiling spotlights.

Tenure & Utilities (as of March 2024)

Management Company- CRM
Lease- 133 years remaining (150 years (less 3 days) from 25 December 2007).
Annual Service Charges-Approx. £2200
Council Tax- Band D





Bay Estates & Lettings Agents

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