

FOR SALE

£139,950 Leasehold



Arethusa Quay, Maritime Quarter, Swansea, West Glamorgan SA1 3XH

- One Bedroom Apartment
- Beautiful Views down the length of Marina
- Living Room Balcony
- Gas Central Heating
- Allocated Parking



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PROPERTY DESCRIPTION

Bay are delighted to offer for sale, this one bedroom apartment, set on the first floor (no lift) and benefiting from stunning views down the length of the Marina basin. The apartment briefly comprises an entrance hallway, living room with double doors on to balcony with beautiful Marina views, adjoining kitchen, bathroom with shower, and double bedroom. Allocated surface parking space. Permit street parking (permits requested through Swansea Council). Gas central heating. Virtual viewing video available! Council Tax: Band D. EPC Rating: C . Leasehold: 148 years remaining (189 years from 23 March 1983). Tenant currently in situ at time of publication.



ROOM DESCRIPTIONS

Hallway

Hardwood entrance door. Door leading to storage cupboard, housing electricity consumer unit;. Fitted carpet. Ceiling light fitting. Wall mounted intercom. Room thermostat. Doors leading to:-

Living Room

4.632m x 4.936m (15' 2" x 16' 2") L-shaped room. Measurements taken to furthest point of room to start of kitchen area] Fitted carpet. ceiling light fitting. White uPVC surround double glazed window to front and double doors leading to a balcony with Marina views. Radiator.

Kitchen

2.620m x 2.627m (8' 7" x 8' 7") [Measurements taken to furthest point of room] Adjoining the living room area. Ceiling light fitting. Hardwood effect laminate flooring. A range of wall and base units, incorporating sink and half bowl with drainer unit. Plumbed for washing machine and dishwasher. Space for under counter fridge and freezer. Wall mounted Baxi boiler. White uPVC surround double glazed window. Partial splash-back wall tiling. Power points.

Bedroom

2.659m x 3.808m (8' 9" x 12' 6") [Measurements taken to furthest point of room] Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window with views over Marina. Radiator.

Bathroom

2.223m x 2.623m (7' 4" x 8' 7") [Measurements taken to furthest point of room]

Tile effect vinyl flooring. Partial splash-back wall tiling, fully tiled behind bath. Paneled bath with shower over and glass screen. Low level WC. Pedestal wash hand basin. Radiator. White uPVC surround double glazed window with obscured glass. Door to storage cupboard.

Tenure & Utilities (as of February 2024)

Leasehold: 148 years remaining (148 years remaining (189 years from 23 March 1983).)

Annual Service Charge: £1,000

Council Tax: Band D.

EPC Rating: C .

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Disclaimer

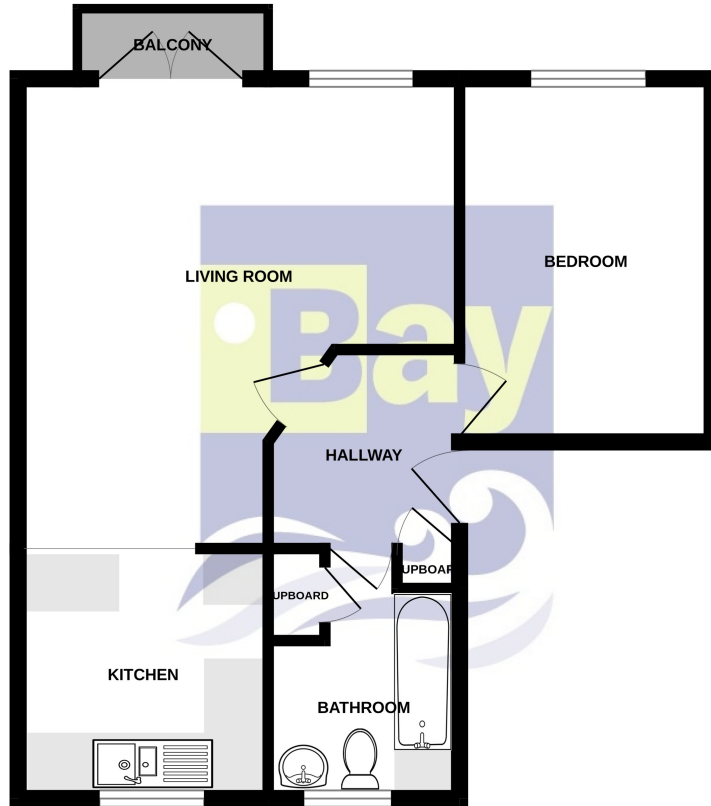
All measurements, floor plans and photographs are for guidance purposes only. Photographs may be taken with a wide angled/zoom lens, and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. These 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 | 77 | 78 |
| (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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