

REDUCED

£99,000 Leasehold



## St Nicholas Square, Maritime Quarter, SWANSEASA1 1UG

- One Bedroom Apartment
- First Floor
- Gas Central Heating
- Investment Opportunity
- Lease Extension in Place



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### PROPERTY DESCRIPTION

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Bay is pleased to offer for sale this one bedroom apartment, located on the first floor.

The property briefly comprises an entrance porch, leading to hallway, double bedroom, bathroom with shower, living room, and kitchen with pantry. Gas central heating. No lift. No allocated parking. The property has recently been granted a lease extension with 149 years remaining as of September 2023. Recently modernised kitchen and bathroom. Ideal for residential or investment use. EPC Rating - C. Viewing is highly recommended! Virtual viewing video available. Leasehold: 189 years less 3 days from and including 24 June 1984 (148 years remaining)). Ground Rent: £100 p.a. Service Charge: £2,100 p.a. Council Tax: Band C. Please refer to Ofcom checker for mobile signal and coverage.



## ROOM DESCRIPTIONS

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### Hallway

Hardwood entrance door into entrance porch, leading to main hallway. Two ceiling light fittings. Hardwood effect laminate flooring. Door to storage cupboard. Wall mounted entrance phone. Radiator.

### Living Room

3.013m x 3.609m (9' 11" x 11' 10")

[Measurements taken to furthest point of room]

Hardwood effect laminate flooring. White uPVC surround double glazed window to front and two windows to side. Radiator. Ceiling light fitting.

### Kitchen

2.140m x 3.533m (7' 0" x 11' 7") [Measurements taken to furthest point of room, not including pantry]

Hardwood effect laminate flooring. A range of wall in base units, incorporating a laminate worktop with inset stainless steel sink and drainer unit. Space for freestanding oven and undercounter fridge and freezer. Wall mounted Worcester gas combi boiler. Splash-back wall tiling. White uPVC surround double glazed window. Ceiling light fitting. Door leading to pantry, plumbed for washing machine.

### Bedroom

3.578m x 2.535m (11' 9" x 8' 4") [Measurements to furthest point of room] Hardwood effect laminate flooring. Ceiling light fitting. White

### Bathroom

2.009m x 1.695m (6' 7" x 5' 7") [Measurements taken to furthest point of room]

Tile flooring. Splash-back wall tiling. White three piece suite comprising panelled bath with Triton electric shower, pedestal wash hand basin and low level WC. White uPVC surround double glazed window with privacy glass. Ceiling light fitting. Radiator.

### Tenure & Utilities (as of January 2025)

Leasehold: 189 years less 3 days from and including 24 June 1984 (148 years remaining), expiring on 21st June 2173)

Management Company: Residential Management Group Limited (RMG)

Ground Rent: £100 p.a. (Rising to £150 p.a.)

Service Charge: £2,100 p.a.

Council Tax: Band C





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	71	71
(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

Bay Estates & Lettings Agents

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