



St Stephens Court, Maritime Quarter SWANSEA SA1

- - Two bedroom apartment
- - Situated on first floor with lift access
- - Double bedrooms
- - Master bedroom with en suite shower room
- - Separate bathroom
- - Open-plan living room with Juliet balcony
- - Adjoining modern kitchen
- - Gas central heating
- - Allocated parking



PROPERTY DESCRIPTION

PROPERTY FEATURES:

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- Tenant in-situ

Inviting cash offers as the property is currently without EWS1 Certificate



ROOM DESCRIPTIONS

Property Description

Bay are delighted to present for sale this two bedroom apartment, situated on the first floor with lift access. The property is finished to a good standard and briefly comprises an entrance hallway with generously-sized walk-in airing cupboard, an open-plan living room with Juliet balcony, adjoining kitchen with integrated appliances, two double-sized bedrooms and a family bathroom. The master bedroom has access to an en suite shower room. Hardwood effect laminate flooring. Double glazed throughout. Situated with good access to the beach, M4 Motorway and within half a mile of Swansea City Centre. Benefiting from gas central heating and lift access. Ideal for residential or an investment purchase. Allocated parking. Viewing is highly recommended!

Hallway

L-shaped hallway with hardwood, dual locking entrance door. Hardwood effect laminate flooring. Door to walk-in airing cupboard, housing water tank and with storage space. Wall mounted entrance phone. Radiator. Power points.

Airing / Storage Cupboard

1.78m x 1.93m (5' 10" x 6' 4") [Measurements taken to furthest point of room]

Hardwood effect laminate flooring. Ceiling light fitting. Water tank. Electricity consumer unit.

Living Room Area

5.68m x 3.50m (18' 8" x 11' 6") [Measurements taken to furthest point of room]

Open-plan living room area with hardwood effect flooring to kitchen area. Aluminium surround double glazed, double doors to Juliet balcony and window to side. Ceiling light fittings. Radiators. Power points and media points.

Kitchen

1.88m x 2.82m (6' 2" x 9' 3") [Measurements taken to furthest point of room]

Adjoining contemporary kitchen featuring a range of wall and base units in beech effect with down lighters. Mineral grey laminate worktop and integrated appliances, including dishwasher, Whirlpool double oven, 4-ring gas-fired hob and stainless steel extractor hood. Stainless steel sink and a half and drainer unit with mixer taps.

Perspex splash-guard behind hob. Power points. Plumbed for washing machine. Tile effect vinyl flooring.

Master Bedroom

4.51m x 2.91m (14' 10" x 9' 7") [Measurements taken to furthest point of room]

Fitted carpet. Ceiling light fitting. Aluminium surround double glazed picture window. Radiator. Power points. Door to en suite shower room.

En Suite

1.70m x 1.93m (5' 7" x 6' 4") [Measurements taken to furthest point of room]

Tile effect vinyl flooring. Fully tiled shower cubicle. Splash back in light grey and mosaic. Pedestal wash hand basin. Low level WC. Ceiling light fitting. Radiator. Shavers point. Extractor fan.

Bedroom

4.51m x 2.67m (14' 10" x 8' 9") [Measurements taken to furthest point of room]

Fitted carpet. Ceiling light fitting. Aluminium surround double glazed picture window. Power points. TV point. Radiator.

Bathroom

2.28m x 1.82m (7' 6" x 6') [Measurements taken to furthest point of room]

Tiled effect vinyl flooring. Ceiling light fitting. White three piece suite comprising low level WC, pedestal wash hand basin and bath. Wall mirror. Shaver point. Mosaic splash-back. Chrome heated towel rail. Extractor fan.

Tenure & Utilities (as of September 2023)

Council Tax Band: Band E

Leasehold: 105 years remaining (125 years from 1 February 2005)

Annual Service Charge: Approx. £1,658.78 p.a

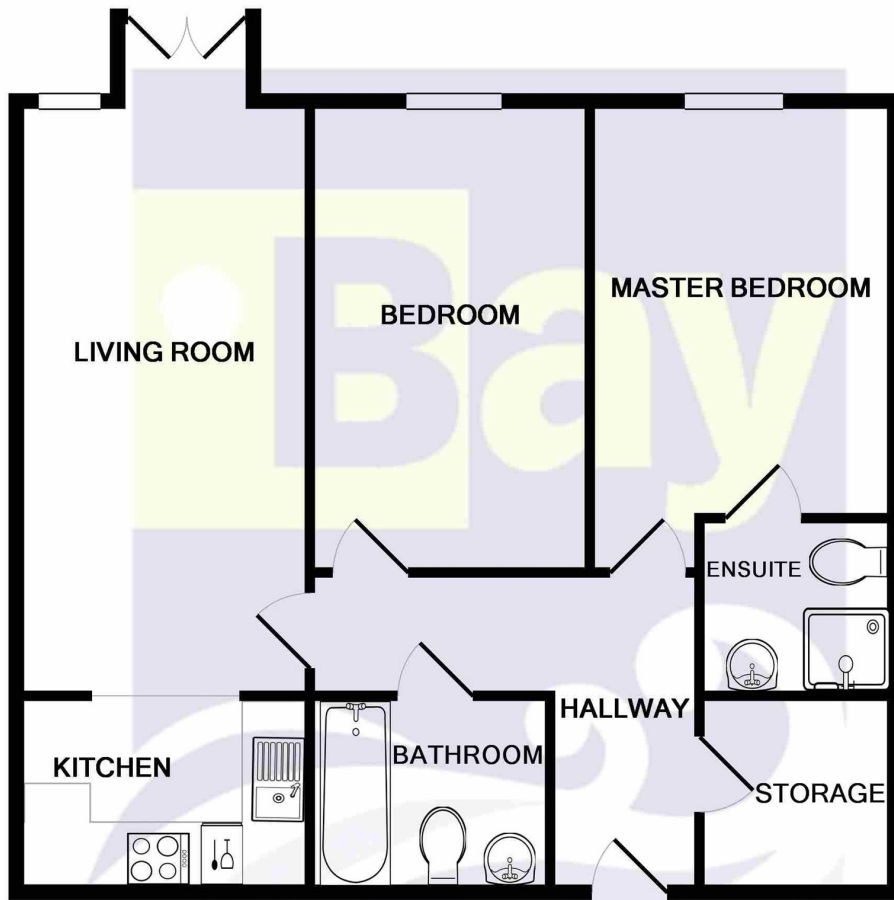
Ground Rent: £100 p.a.

Management Company: First Port


Tenant In-situ

Block awaiting EWS1 certificate so currently difficulty with sourcing mortgage for purchase.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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	84	84
(69-80)	C		
(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

29, Camona Drive, Maritime Quarter, Swansea, SA1 1YJ
 01792 645566
 mail@bayestateagents.com