



# 30 Meridian Tower, Maritime QuarterSWANSEA, SA1 1JN

- Executive quality one bedroom apartment
- Fifth floor
- Open-plan lounge and fully fitted kitchen with Juliette balcony off the lounge
- Ideal for investment or residential living



## PROPERTY DESCRIPTION

Bay are proud to present for sale this stunning, executive quality, one bedroom apartment in the landmark Meridian Tower building. Situated on the fifth floor, the property briefly comprises an open-plan lounge with picture windows & juliet balcony. Adjoining integrated kitchen, incorporating S/S sink and drainer in breakfast bar, dishwasher, fridge/freezer, washer/dryer, oven, hob and extractor hood. Double bedroom with built-in mirrored wardrobes. Tiled bathroom with shower over bath. A great opportunity for investment or residential living. Lift access. Furniture package negotiable. Viewing is highly recommended! Tenant in-situ. \*Development awaiting fire safety work, cash offers only currently.\*





## ROOM DESCRIPTIONS

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### Location

Set in the prestigious, landmark Meridian Tower at the entrance to the Marina, just off Trawler Road. A mix of both residential and commercial units, the Meridian site is set across the road from the seafront promenade and half a mile from the town centre.

### Hall

L-shaped hallway with fitted carpet, hardwood entrance door and door to airing cupboard, housing tank, consumer units and heating and water controls. Slimline panel heater, ceiling spotlights, power points.

### Kitchen/Dining Room

22' 5" x 13' 6" (6.83m x 4.11m) [To Furthest Point of Room]

Lounge area with fitted carpet, two slimline panel heaters, six ceiling spotlights, power and aerial points with integral satellite connection. Picture windows and Juliet balcony. Adjoining kitchen area, complete with vinyl flooring, four ceiling spotlights and a range of wall and base units incorporating S/S double sink and drainer unit, integrated Electrolux fridge/freezer, AEG oven and electric hob with s/s extractor hood, Tricity Bendix dishwasher and washer/dryer. Ceiling extractor fan and switch.

### Bedroom

13' 10" x 11' 6" (4.22m x 3.51m)

Fitted carpet, slimline panel heater, mirrored fitted wardrobe. Power points. Aerial point, four ceiling spotlights, window overlooking the boat moorings.

### Bathroom

Bathroom 6' 6" x 7' 6" (1.98m x 2.29m)

Vinyl flooring, ceiling spotlights, partial wall tiling in white panel tiled and brown strip tiling. White three piece suite incorporating pedestal WHB with hand towel surround, low level WC, bath with glass shower screen and shower over. Panel mirror, shavers point and heated towel rail.

### Tenure & Utilities (as of March 2024)

Service Charge: £2,324.55 p.a.

Leasehold: 133 years remaining (from 25

December 2007 for a term of 150 years to and including 24 December 2157)

Council Tax: Band E





## **Bay Estates & Lettings Agents**

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