



## 24 Aurora, Maritime Quarter, SWANSEASA1 1FY

- Unique one bedroom apartment
- Living room balcony
- Sun terrace
- Multi-aspect views
- Views over River Tawe & lock gates
- Allocated parking





## PROPERTY DESCRIPTION

### PROPERTY FEATURES:

\*Priced to attract cash offers only while cladding remedial work ongoing and mortgage not available\*

- Unique & stylish one bedroom apartment
- Above average size for Marina one bedroom apartment
  - Third floor location with lift access
  - Dual balconies, front and rear.
- Multi-aspect views including River and Swansea Bay
- Open-plan living room area with modern integrated kitchen
- Under floor heating throughout (inc. kitchen & bathroom)
  - Allocated parking space
- Perfect for residential living or investment
  - Tenant currently in-situ



# ROOM DESCRIPTIONS

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## Property Description

Bay are delighted to offer for sale this unique, one bedroom apartment with dual balconies and multi-aspect views. Located on the third floor with lift access, the property briefly comprises an open-plan living room area with adjoining fitted kitchen and integrated appliances, double bedroom, bathroom with shower and hallway. Outstanding features include a double-sized balcony off the living room with rooftop views and a bedroom accessed balcony at the rear of the property, overlooking the River Tawe and lock gates with partial sea views. Under floor heating. Allocated parking space. Perfect for residential living or investment. Viewing is essential!

## Hallway

Sand coloured fitted carpet. Hardwood entrance door. Video entry system. Recessed ceiling spotlights. Door to storage cupboard. Thermostat for under floor heating.

## Living Room Area

3.85m x 7.61m (12' 8" x 25') [Measurements taken to furthest point of room to include kitchen area]  
Sand coloured fitted carpet. Two ceiling light fittings. Double glazed picture window and patio door onto West facing balcony. Power, aerial and phone points. Room thermostat for under floor heating.

## Living Room Balcony

4.40m x 1.61m (14' 5" x 5' 3") [Approximation, taken to furthest point of area]  
Stone tiled flooring. Glass panelling and stainless steel handrail.

## Kitchen Area

2.77m x 2.57m (9' 1" x 8' 5") [Measurements taken to furthest point of area up to adjoining living room]  
Sand coloured floor tiling. A range of wall and base units with cabinets and drawers in hardwood effect with stainless steel handles. Marble effect laminate work surface and splash-back trim, incorporating stainless steel sink and drainer unit. Integrated NEFF oven, 4-ring hob and extractor hood. Integrated fridge and freezer. Integrated NEFF dishwasher. Plumbed for washing machine. Over-cabinet lighting. Recessed ceiling spotlights. Extractor point. Double glazed window to rear and to side.

## Bedroom

12' 7" x 13' 5" (3.84m x 4.09m) [Measurements taken to furthest point of room]  
Sand coloured fitted carpet. TV point. Power points. Door to airing cupboard, housing water tank. Double glazed window, overlooking the River Tawe and SA1 Waterfront. Double glazed door to East facing balcony. Thermostat for under floor heating.

## Bedroom Balcony

2.80m x 2.82m (9' 2" x 9' 3") [Approximation, taken to furthest point of area]  
Stone tiled flooring. Glass panelling and stainless steel handrail.

## Bathroom

1.94m x 1.96m (6' 4" x 6' 5") [Measurements taken to furthest point of room]  
Vinyl flooring. Splash-back wall tiling in gloss white and grey behind bath. White three piece suite, comprising bath with shower over and glass screen, wall mounted wash hand basin with mixer tap, low level WC with button flush. Heated towel rail. Recessed ceiling spotlights. Extractor point. Wall mounted mirror.

## Tenure & Utilities (May 2022)

Leasehold: 125 years from 1 August 2008 (112 years remaining)  
Service Charge: £1,214.82 (Half Yearly) - Reviewed June annually  
Management Company: CLC  
Council Tax: Band E  
Share of Freehold (No Ground Rent to pay)





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