



Fishermans Way, SWANSEA, Maritime Quarter SA1 1SU

- Attractive Two Bedroom Apartment
- Second Floor (no lift)
- Near Seafront Location
- Bathroom & En suite
- Partial View of Sea
- Allocated Parking
- Electric Heating



PROPERTY DESCRIPTION

Bay is delighted to offer for sale, this attractive two bedroom, second floor apartment (no lift access), located in the heart of the Marina within walking distance to the beach. The accommodation briefly comprises an entrance hallway, benefiting from airing and storage cupboards, leading to an open-plan living room with Juliet balcony and a partial sea view. There is an adjoining kitchen area with integrated appliances, a family bathroom and two double-sized bedrooms. The main bedroom benefits from a Juliet balcony and access to the en-suite shower room. Electric heating. Allocated parking space. Viewing comes highly recommended! At time of publication: Leasehold: 125 years from 1 February 2005 (104 years remaining). Ground Rent £100 p.a. Service Charges: £2,040 p.a. - reviews annually (to include water charges). Council Tax: Band E. EPC Rating: B. Please refer to Ofcom checker for mobile signal and coverage. No EWS1 currently in place.



ROOM DESCRIPTIONS

Hallway

Entered via communal hallway. Hardwood entrance door with dual locks. Hardwood effect laminate flooring. Electric panel heater. Wall mounted intercom handset. Storage cupboard and airing cupboard, housing water tank. Ceiling light fitting.

Living Room / Dining Area

4.403m x 5.288m (14' 5" x 17' 4") [L-shaped area. Measurements taken to furthest point of area]
Hardwood effect laminate flooring. Two ceiling light fittings. Double glazed window to side and double doors to Juliet balcony to with partial sea views through corridor. Storage heater and slimline panel heater. Space for dining table. Power points. Leading to adjoining kitchen area..

Kitchen Area

3.442m x 2.643m (11' 4" x 8' 8") [Measurements taken to furthest point of room]
Hardwood effect laminate flooring. Fitted with a range of wall and base units incorporating dark grey laminate work surface, inset stainless steel sink and half bowl with drainer unit. integrated oven and grill. Electric hob with stainless steel extractor hood and splash-guard. Tiled splash-back wall tiling behind hob and Perspex surround trim. Integrated slimline dishwasher. Integrated washer/dryer.. Integrated fridge freezer. Ceiling light fitting. Power points. Double glazed clerestory window to side with partial sea view.

Main Bedroom

3.643m x 3.420m (11' 11" x 11' 3") [Measurements taken to furthest point of the room, incorporating en suite]
Hardwood effect laminate flooring. Ceiling light fitting. Double doors to Juliet balcony with courtyard views. Electric panel heater. Power points. Sliding door to en suite shower room.

En suite

1.118m x 2.331m (3' 8" x 7' 8") [Measurements taken to furthest point of room]
Ceiling light fitting. Partially tiled walls in mosaic (fully tiles within shower enclosure). Three piece suite comprising shower cubicle with bi-folding glass door, low level WC and pedestal wash hand basin. Extractor fan and shaver point. Down heater.

Bedroom

2.444m x 3.659m (8' 0" x 12' 0") [Measurements taken to furthest point of room]
Hardwood effect laminate flooring. Ceiling light fitting. Double glazed window with courtyard views. Electric panel heater. Power points.

Bathroom

1.905m x 2.021m (6' 3" x 6' 8") [Measurements taken to furthest point of room]
Tiled flooring. Three piece suite comprising bath with shower attachment, pedestal wash hand basin and low level WC.. Partial wall tiling with feature strip (fully tiled behind bath). Ceiling light fitting. Shaver point. Heated towel rail.

Eternal

Allocated parking space outside the main entrance.

Tenure & Utilities (as of September 2025)

Leasehold: 125 years from 1 February 2005 (104 years remaining)
Ground Rent £100 p.a.
Service Charges: £2,040 p.a. - reviews annually (to include water charges)
Council Tax: Band E

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		
(92-100) A		
(81-91) B	83	86
(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	

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