

2 Penryce Court, Maritime Quarter, Swansea, West Glamorgan SA1 3YE

£195,000



Bay is delighted to offer for sale, this two bedroom apartment, set in the heart of the Maritime Quarter and across the city wall from the Copr Bay Development and Swansea Arena. Situated on the first floor with South-facing views across the Marina basin. The property briefly comprising an entrance hallway, living room with sliding doors onto a sit-out, South-facing balcony with Marina views, separate kitchen, main double bedroom with en suite shower room, double second bedroom, and bathroom. Gas central heating. No lift access. Allocated parking space opposite communal entrance, abutting city wall. Extended Leasehold with 148 years remaining (189 years from 24 June 1983) [signed, awaiting ratification and processing with land registry]. Council Tax: Band E. Service Charge: £1,000 p.a.. Peppercorn rent. EPC Rating - C. Virtual tour available!

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Hallway

Hardwood entrance door. Fitted carpet. Single panel radiator. Ceiling light fitting. Wall mounted intercom phone. Double doors to storage cupboard with shelving. Electricity consumer unit. Thermostat. .

Living Room

3.271m x 4.427m (10' 9" x 14' 6")
[Measurements taken to furthest point of room and into window space]

Fitted carpet. Ceiling and wall light fittings. Panel radiator. Sliding door to sit-out balcony with South-facing Marina views. Power points.

Kitchen

2.525m x 3.782m (8' 3" x 12' 5")

[Measurements taken to furthest point of room]

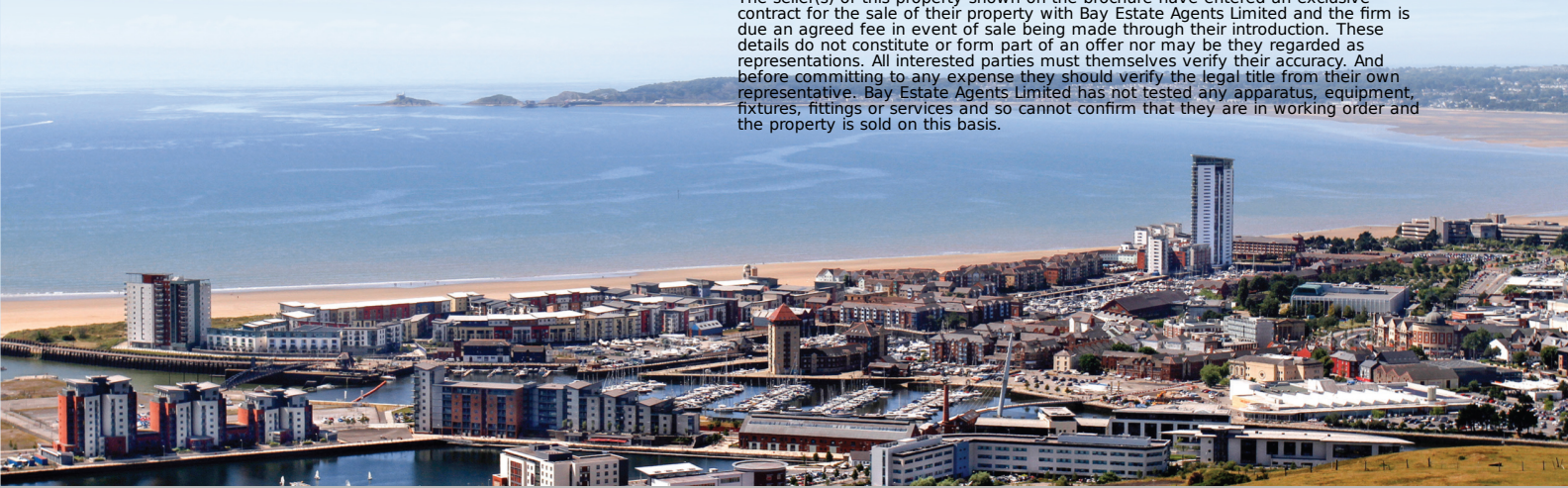
Hardwood effect laminate flooring. Ceiling spotlights. A range of wall and base units, incorporating a laminate work surface with integrated stainless steel sink and drainer unit. Space for oven and hob. Stainless steel extractor hood. Plumbed for washing machine and dishwasher. Splash-back wall tiling. White uPVC surround double glazed window. Radiator. Worcester boiler.



29 Camona Drive, Swansea, West Glamorgan, SA1 1YJ, 01792 645566



The seller(s) of this property shown on the brochure have entered an exclusive contract for the sale of their property with Bay Estate Agents Limited and the firm is due an agreed fee in event of sale being made through their introduction. These details do not constitute or form part of an offer nor may be they regarded as representations. All interested parties must themselves verify their accuracy. And before committing to any expense they should verify the legal title from their own representative. Bay Estate Agents Limited has not tested any apparatus, equipment, fixtures, fittings or services and so cannot confirm that they are in working order and the property is sold on this basis.





Second Bedroom

2.437m x 3.615m (8' 0" x 11' 10")

[Measurements taken to furthest point of room]

Fitted carpet. Ceiling light fitting.

White uPVC surround double glazed window to rear, overlooking the Swansea Arena. Radiator.

Main Bedroom

3.432m x 4.981m (11' 3" x 16' 4")

[L-shaped room. Measurements taken to furthest point of room]

Fitted carpet. Ceiling light fitting.

White uPVC surround double glazed windows to side and front with Marina views. Radiator. Door to en suite shower room.

En suite Shower Room

1.472m x 2.177m (4' 10" x 7' 2")

[Measurements taken to furthest point of room]

Fitted carpet. Ceiling light fitting.

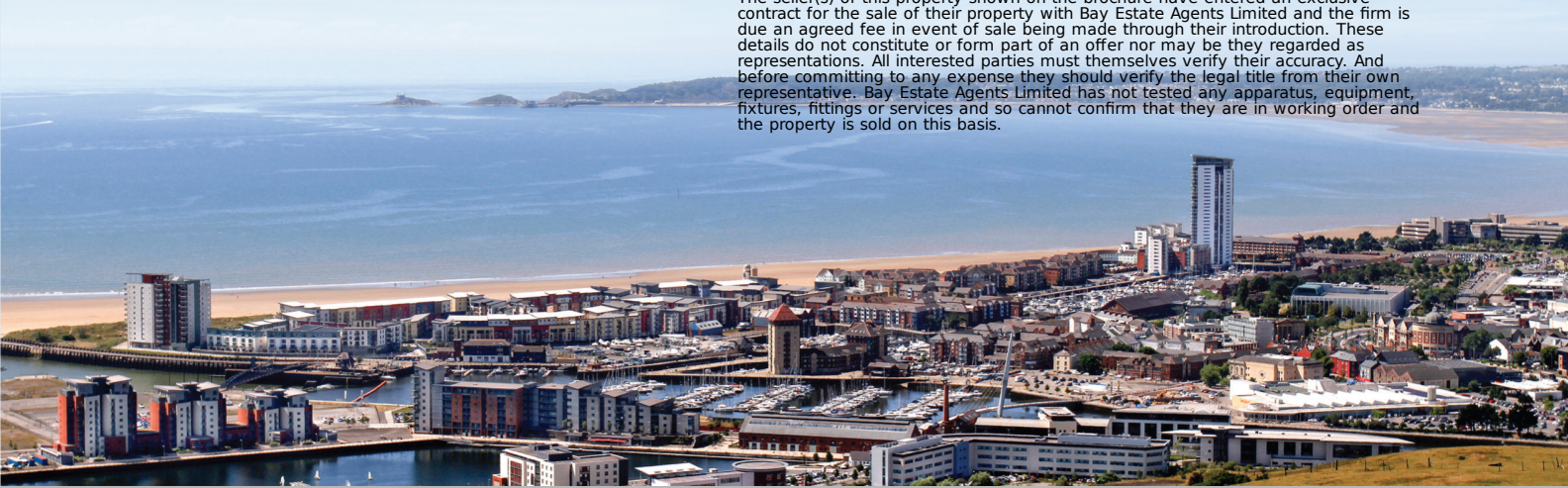
Fully tiled walls. Three piece suite comprising shower enclosure, pedestal wash hand basin and low level WC. Shaver point. Extractor fan.



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Bathroom

2.045m x 2.102m (6' 9" x 6' 11")

[Measurements taken to furthest point of room]

Mosaic floor and wall tiling.

Paneled bath with electric shower over, low level WC, pedestal wash hand basin. White uPVC surround double glazed window with obscured glass. Shaver point. Heated towel rail/radiator.

External

Allocated surface parking space, opposite communal entrance.

Tenure & Utilities (as of February 2024)

Leasehold: 148 years remaining (189 years from 24 June 1983).

[signed, awaiting ratification and processing with land registry]

Council Tax: Band E

Annual Service Charge: £1,000

Peppercorn rent.

Restrictive Covenant: Not to carry out or permit to be carried out on the premises any trade or business competing directly or indirectly with the Board's business of dock undertakers wharfings or warehousemen as carried on at the Board's Swansea Docks

Disclaimer



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