

REDUCED

£200,000 Leasehold



Camona Drive, Maritime Quarter, Swansea, West Glamorgan SA1 1YJ

- Unique Two Bedroom Maisonette
- Living accommodation set over two floors
- Includes own private ground floor entrance
- Private stairwell and lobby for additional space and storage
- Feature corner balconies from upstairs living room
- Multi-aspect views including partial sea views
- Allocated Parking
- Electric Heating



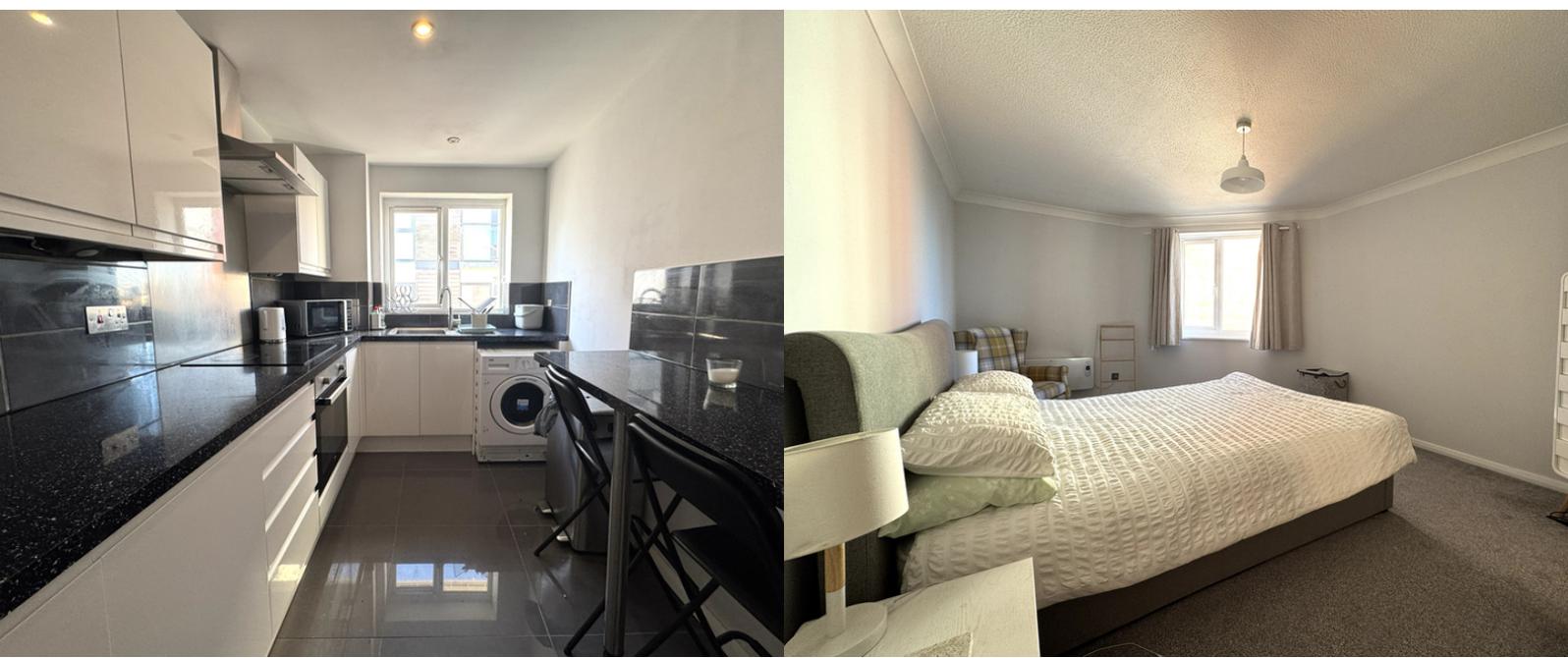
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PROPERTY DESCRIPTION

Bay is delighted to offer for sale this beautifully refurbished, two bedroom maisonette, set over two floors and in the heart of the Maritime Quarter. Spacious and utterly unique, the property is accessed through a private ground floor entrance and includes its own private stairwell, landings and lobby leading to the entrance to the living accommodation on the second floor. The lower floor of the maisonette briefly comprises two bedrooms with views over Trawler Road and a bathroom, including shower cubicle. Upstairs there is a living room/dining area with feature corner balconies at each end, offering views over Trawler Road and partial sea views between Camona Drive and Meridian Bay. The kitchen has been tastefully modernised to include soft close cabinets and natural stone tiling. Carpeted and decorated in neutral colours. Viewing is highly recommended! Tenure: Leasehold for 125 years from 1985 (84 years remaining). Property Management Company: RMG Property Management. Service Charge: £2,466.25 p.a. Ground Rent: Peppercorn. Council Tax Band: F. Please refer to Ofcom checker for mobile signal and coverage. 360-degree virtual tour available!



ROOM DESCRIPTIONS

Entrance & Lobby

Entrance via uPVC door into private lobby, incorporating stairwell to first and second floor landing. Landings with uPVC surround double glazed, obscured glass porthole windows. Walls decorated in off-white with satin woodwork.

Hallway

Hardwood entrance door leading to L-shaped hallway. Fitted carpets in grey. Ceiling light fitting. Electricity consumer unit in overhead cabinet. uPVC surround double glazed porthole window. Phone point. Door to storage cupboard. Carpeted stairs to first floor. Walls decorated in off-white with satin woodwork. Doors to:-

Bathroom

2.785m x 2.105m (9' 2" x 6' 11") [L-shaped bathroom. Measurements taken to furthest point of room]
Polished natural stone flooring and natural stone effect wall tiling in soft grey. Bathroom suite comprising shower cubicle with Triton electric shower, pedestal wash hand basin with mixer tap and low level WC with button flush. Corner bath. uPVC surround double glazed window with obscured glass. Ceiling light fitting. Dimplex wall mounted heater. Walls decorated in off-white with satin woodwork.

Bedroom 1

4.497m x 3.387m (14' 9" x 11' 1") [Measurements taken to furthest point of room]
Fitted carpet in grey. Ceiling light fitting. uPVC surround double glazed window overlooking Trawler Road. Netta wall mounted panel heater. Stainless steel surround power points. Walls decorated in off-white with satin woodwork.

Bedroom 2

4.479m x 3.376m (14' 8" x 11' 1") [Measurements taken to furthest point of room]
Fitted carpet in grey. Ceiling light fitting. uPVC surround double glazed window overlooking Trawler Road. Netta wall mounted panel heater. Stainless steel surround power points. Walls decorated in off-white with satin woodwork.

Upper Floor Landing

Fitted carpet in grey. uPVC surround double glazed porthole window. Door to airing cupboard. Ceiling light fitting. Walls decorated in off-white with satin woodwork. Doors to:-

Kitchen

2.144m x 3.838m (7' 0" x 12' 7") [Measurements taken to furthest point of room]
Polished natural stone flooring. Carbon effect wall tiling with Matt

chrome trim. A range of wall and base units in slab white gloss, comprising soft close cabinets with under cabinet lighting. Black fleck, square edge breakfast bar and worktops, incorporating stainless steel sink and drainer with pull-out tap, integrated fridge/freezer, hob and electric oven, stainless steel extractor hood and splash guard. Plumbed for washing machine. Skimmed ceilings with recessed spotlights. uPVC surround double glazed window with partial sea view through corridor. Walls decorated in off-white with satin woodwork.

Living Room / Dining Area

6.840m x 4.531m (22' 5" x 14' 10") [Measurements taken to furthest point of room]
Fitted carpet in grey, Skimmed ceiling and recessed spotlights with dimmer switch. uPVC surround double glazed windows and doors to two corner balconies, overlooking Trawler Road. Modern electric fire with pebble effect. Power points. Netta panel heater. Walls decorated in off-white with satin woodwork.

External

One allocated parking space (No. 10)

Tenure & Utilities

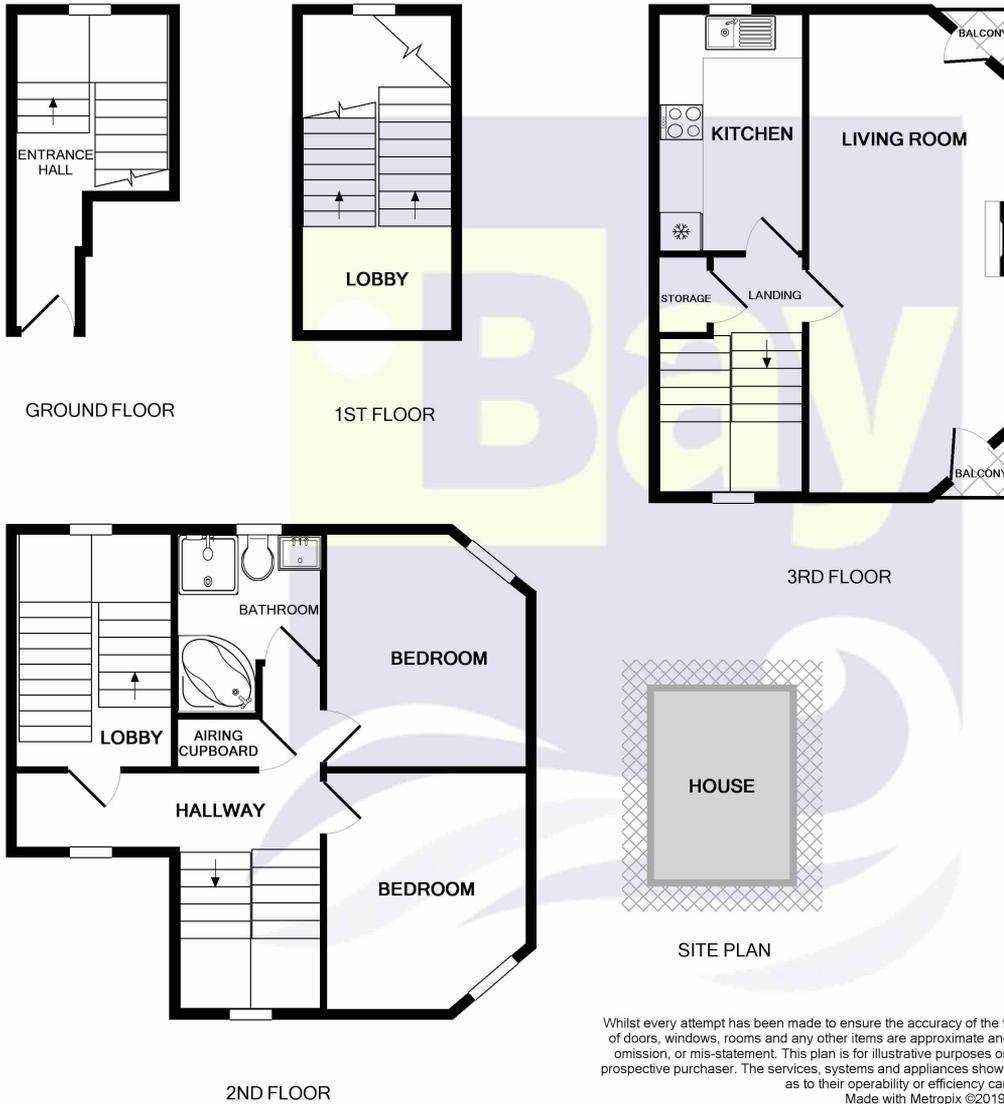
Tenure: Leasehold for 125 years from 1985 (84 years remaining)
Property Management Company: RMG Property Management
Service Charge: £2,466.25 p.a. (paid in half yearly instalments Jan/July)
Ground Rent: Peppercorn
Council Tax Band: F

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



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		
(69-80)	C		
(55-68)	D	65	72
(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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