



Abbotsford House, Maritime Quarter, Swansea, West Glamorgan SA1 1YH

- Beautifully Presented Two Bedroom Apartment
- Second Floor (no lift)
- Allocated Under Block Parking
- Updated Water Tank, Fuse board, Panel Heaters
- Modernised Kitchen and Bathroom
- Marina & Partial Sea Views
- Corner Position





PROPERTY DESCRIPTION

Bay is delighted to offer for sale, this beautifully-presented, well maintained, two bedroom apartment, situated on the second floor. The corner position of the property offers, privacy and light with the unique benefit of Marina views to the front and partial sea views from the rear. The apartment briefly comprises an entrance porch, leading to hallway, a living room opening onto a sit-out balcony with Marina views, a stylish kitchen, modern bathroom, and bedrooms with fitted wardrobes. Allocated parking. Electric heating. Virtual tour available. Viewing is highly recommended! Leasehold: 86 years remaining (125 years (less 3 days) from 24 June 1985). Annual Service Charge: £2,200 (inclusive of Ground Rent). Council Tax: Band E. EPC Rating: C



ROOM DESCRIPTIONS

Entrance Porch

Entrance porch with recently updated front door and internal door leading to hallway. Ceiling light fitting. Fitted carpet.

Hallway

Fitted carpet. Wall mounted intercom phone. Power point. Phone point. Door to airing cupboard, housing water tank. Ceiling light fitting. Panel heater.

Living Room

4.445m x 4.247m (14' 7" x 13' 11") [Measurements taken to furthest point of room]

L-shaped living room. Fitted carpet. White uPVC surround double glazed window to side and to front a window and door onto a sit-out balcony, offering expansive views over Marina basin, city and surrounding hillside. Aerial and power points. Two ceiling light fittings. Smeg fire effect heater. Panel heater.

Kitchen

2.618m x 2.251m (8' 7" x 7' 5") [Measurements taken to furthest point of room]

Separate kitchen with tiled flooring. White UPVC surround, double glazed window with views over Marina basin. A range of wall and base units in high-gloss white with hardwood effect laminate worktop, incorporating white enamel sink and drainer unit with mixer tap, electric oven, 4-ring hob and extractor hood. Plumbed for washing machine. Space for fridge/freezer. White splash back wall tiling and feature wall in Mediterranean-style tiling. Power points. Ceiling light fitting. Electricity consumer unit. Extractor fan.

Main Bedroom

3.291m x 4.300m (10' 10" x 14' 1") [Measurements taken to furthest point of room, into wardrobe space]

Fitted carpet. Ceiling light fitting. white uPVC surround, double glazed window, overlooking courtyard. Fitted, mirrored wardrobes alongside wall. Power points. Panel

heater.

Bedroom

3.312m x 3.249m (10' 10" x 10' 8") [Measurements taken to furthest point of room and into wardrobe space. L-shaped room]

Fitted carpet. Ceiling light fitting. Fitted, mirrored wardrobe in recess. Two white uPVC surround, double glazed windows, one to rear with partial views of seafront promenade, one to side with courtyard views. Power points. Panel heater.

Bathroom

1.750m x 1.759m (5' 9" x 5' 9") [Measurements taken to furthest point of room]

White three piece suite, comprising bath with electric shower over, low level WC with button flush and pedestal wash hand basin in unit. Fully tiled walls. Hardwood effect vinyl flooring. Shavers point. Ceiling light fitting. Wall mirror. Wall tiling in gloss white and hardwood tiling behind bath.

External

Under block allocated parking space (garage door entry).

Tenure & Utilities (as of March 2024)

Leasehold: 86 years remaining (125 years (less 3 days) from 24 June 1985)

Annual Service Charge: £2,200 (inclusive of Ground Rent).

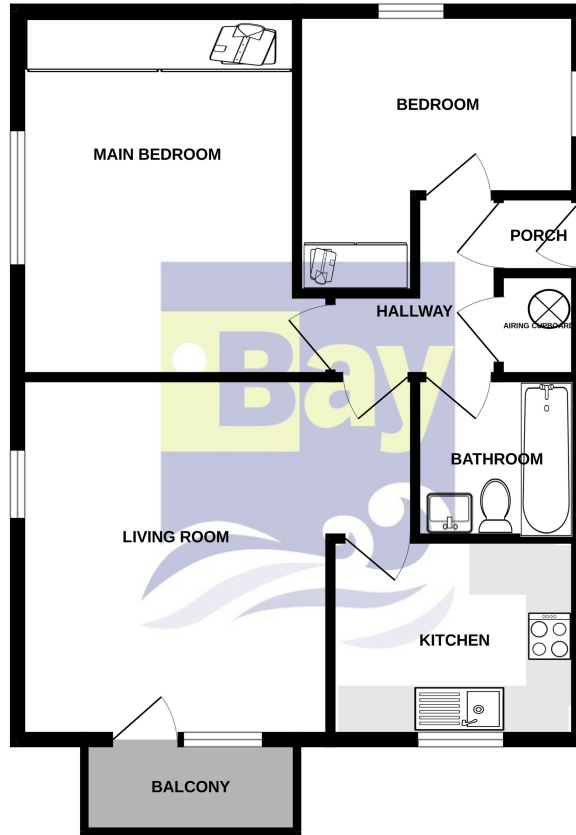
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FLOORPLAN & EPC



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+)	A		
(81-91)	B		
(69-80)	C	70	79
(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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