

REDUCED

£240,000 Leasehold



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

- South-Facing Two Bedroom Apartment
- Seafront Location
- Panoramic Views over Swansea Bay towards Mumbles
- Electric Heating
- Allocated Parking Space



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PROPERTY DESCRIPTION

Bay is delighted to offer for sale, this uniquely positioned, well-presented, second floor (no lift) two bedroom apartment. Set in the sought-after location of Camona Drive, the property briefly comprises a hallway, two double-sized bedrooms, both benefiting from stunning South-facing views over Swansea Bay and the promenade. The living room/dining area opens onto a sit-out balcony overlooking the seafront with panoramic views, taking in Swansea Bay and Mumbles Head. Separate fitted kitchen. Bathroom with shower. Electric heating. Water meter. Allocated parking. Viewing is highly recommended. Virtual tour available!

Council Tax: Band F. Tenure: Leasehold - 85 years remaining (125 years from 24 June 1985). Annual Service Charge: £1,860. Ground Rent: Peppercorn. EPC Rating:C



ROOM DESCRIPTIONS

Hallway

Hardwood entrance door, glazed with privacy glass. Hardwood effect laminate flooring. Two ceiling light fittings. Storage heater. Door leading to airing cupboard, housing water tank and meter. Door to storage cupboard. Doors leading to:

Living Room

3.839m x 3.998m (12' 7" x 13' 1") [Measurements taken to furthest point of room]

Hardwood effect laminate flooring. Ceiling light fitting and wall mounted lighting. White uPVC surround double glazed windows and door leading to South-facing sit-out balcony with sweeping panoramic views over Swansea Bay and promenade towards Mumbles Head. Panel heater.

Kitchen

1.774m x 2.868m (5' 10" x 9' 5") [Measurements taken to furthest point of room]

tiled flooring. ceiling light fitting. White uPVC surround double glazed window with partial Marina view. A range of wall and base units, incorporating laminate work surface, stainless steel sink and drainer unit. Space for oven. Plumbed for washing machine. Partial splash-back wall tiling.

Bedroom 1

4.672m x 2.343m (15' 4" x 7' 8") [Measurements taken to furthest point of room]

Fitted carpet. Ceiling light fitting. Panel heater. White uPVC surround double glazed window with sweeping views over Swansea Bay.

Bedroom 2

2.892m x 3.021m (9' 6" x 9' 11") [Measurements taken to furthest point of room]

Fitted carpet. Ceiling light fitting. Panel heater. White uPVC surround double glazed window with sweeping views over Swansea Bay.

Bathroom

2.208m x 1.778m (7' 3" x 5' 10") [Measurements taken to furthest point of room]

Tiled flooring. Ceiling light fitting. White uPVC surround double glazed window with privacy glass. White three piece suite comprising paneled bath with electric shower over, pedestal wash hand basin, and low level WC. Partial splash-back wall tiling.

External

Allocated parking space.

Tenure & Utilities (As of August 2024)

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Disclaimer

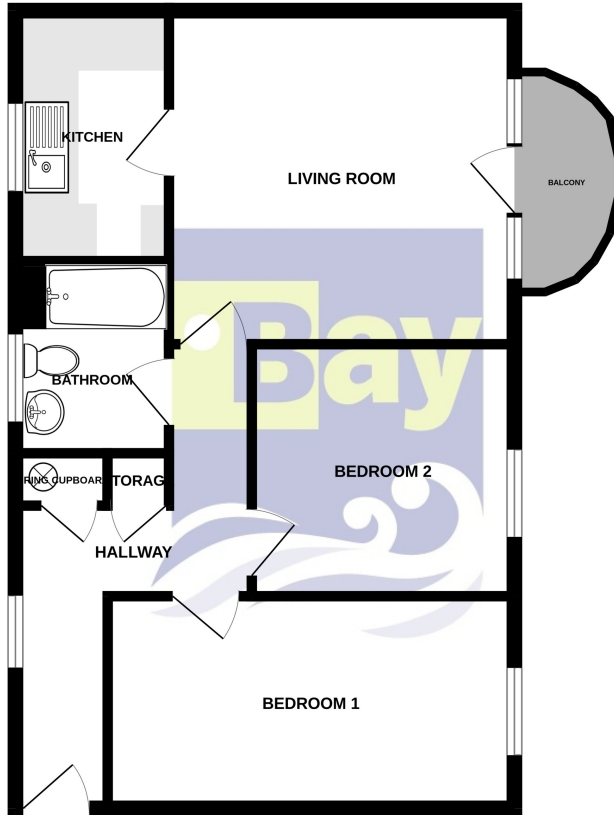
All measurements, floor plans and photographs are for guidance purposes only. Photographs may be taken with a wide angled/zoom lens, and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. These 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+)	A		
(81-91)	B		
(69-80)	C	73	81
(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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