



St Margarets Court, Maritime Quarter, Swansea, West Glamorgan SA1 1RZ

- Beautiful Two Bedroom Apartment
- Bathroom & En Suite
- Gas Central Heating
- Sit-out Balcony





PROPERTY DESCRIPTION

PROPERTY FEATURES:

- Beautifully finished, two bedroom apartment
 - First floor location
- Open-plan living room with sit-out balcony
 - Main Bedroom with en suite bathroom
 - Gas central heating
- Great access to seafront promenade
 - Allocated parking
- Virtual tour available!



ROOM DESCRIPTIONS

Property Description

Bay are proud to present for sale this well-presented, first floor, two bedroom apartment. Beautifully finished throughout and with hardwood effect laminate flooring, the property briefly comprises an entrance hallway with airing cupboard, an open-plan living room area with sit-out balcony, modern fitted, integrated kitchen, main bedroom with access en suite bathroom, second bedroom, and bathroom. Gas central heating. Allocated parking. A great location for access to the seafront promenade and Swansea Bay. Viewing is highly recommended. Virtual tour available!

Directions

Passing the Marriott Hotel at the entrance to the Maritime Quarter, continue onto Trawler Road. Take the sixth turning on the right hand side into Fishermans Way. Follow the road through Fishermans Way. The fourth right turn accesses St. Margarets Court.

Hallway

Hardwood entrance door. Hardwood effect laminate flooring. Ceiling light fitting. Door to airing cupboard, housing water tank. Wall mounted security entrance phone. Radiator. Thermostat.

Living Room

5.38m x 4.19m (17' 8" x 13' 9") [Measurements taken to furthest point of room]

Hardwood effect laminate flooring. Aluminium surround double glazed double doors onto decked sit-out balcony, overlooking courtyard. Three radiators. Media points. Power points. Two ceiling light fittings. Access to adjoining kitchen.

Kitchen

2.94m x 2.42m (9' 8" x 7' 11") [Measurements taken to furthest point of room]

Hardwood effect laminate flooring. A range of wall, base and drawer units in gloss cream with hardwood effect laminate work surface and splash-back trim. Integrated stainless steel oven and grill. Four-ring gas hob with Perspex splash-back and stainless steel extractor hood. Stainless steel one and half bowl sink. Aluminium surround double glazed window. Wall mounted cupboard housing boiler. Space for fridge/freezer.

Plumbed for washing machine. Ceiling light fitting.

Main Bedroom

3.01m x 3.70m (9' 11" x 12' 2") [Measurements taken to furthest point of room]

Hardwood effect laminate flooring. Ceiling light fitting. Aluminium surround double glazed window. Radiator. Door to en suite shower room.

En suite

1.12m x 2.31m (3' 8" x 7' 7") [Measurements taken to furthest point of room]

Hardwood effect laminate flooring. Ceiling light fitting. Aluminium surround double glazed window with obscured glass. White three piece suite, comprising shower enclosure with bi-folding screen, pedestal wash hand basin with mixer tap, and low level WC. Partial splash-back wall tiling in oatmeal, fully tiled behind shower. Shaver point. Extractor fan. Radiator.

Bathroom

2.39m x 1.96m (7' 10" x 6' 5") [Measurements taken to furthest point of room]

Hardwood effect laminate flooring. Ceiling light fitting. Aluminium surround double glazed window with obscured glass. White three piece suite, comprising bath with shower attachment, pedestal wash hand basin with mixer tap, and low level WC. Partial splash-back wall tiling in oatmeal. Shaver point. Extractor fan. Heated towel rail.

External

Allocated parking space.

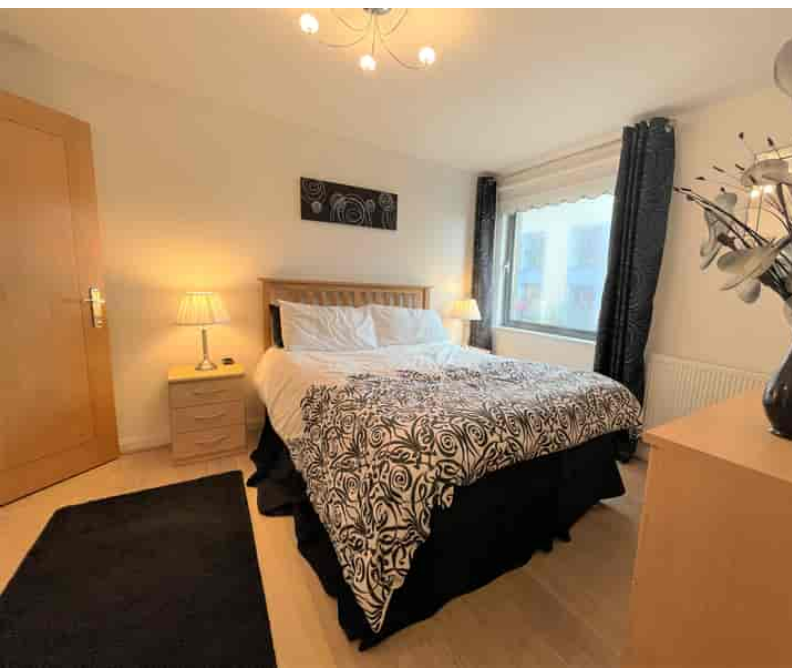
Tenure & Utilities (As of November 2022)

Annual service charge - £TBA

Ground rent p.a - £100

Council tax band - E

Lease years remaining - 150 years from 1st February 2005 (108 years remaining)





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