

REDUCED

£180,000 Leasehold



# Highmoor, Maritime Quarter, Swansea, West GlamorganSA1

- Two Bedroom Maisonette
- Private Enclosed Garden
- Allocated Parking Space
- Electric Heating



Bay Estate Agents Ltd  
29, Camona Drive, Maritime Quarter, Swansea, SA1 1YJ

01792 645566  
mail@bayestateagents.com





## PROPERTY DESCRIPTION

Bay is delighted to offer for sale, this well-presented two bedroom maisonette. Situated in Swansea's Maritime Quarter, the accommodation is set over two floors and briefly comprises an entrance hallway, living room with door to enclosed garden, and separate kitchen. Upstairs there are two double bedrooms and a bathroom. Electric heating. Benefiting from an allocated parking space and enclosed private garden space. Well located for access to the seafront promenade and local shops and restaurants around the Marina basin. Viewing is highly recommended. Immersive virtual tour available! Leasehold: 125 years (less 3 days) from 24 June 198 (86 years remaining) Annual Service Charge: £3,024 (peppercorn rent). Council tax: Band E EPC Rating: C





## ROOM DESCRIPTIONS

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### Hallway

White uPVC surround double glazed entrance door. Fitted carpet. ceiling light fitting. Economy 7 storage heater. Electricity consumer unit. Carpeted stairs to first floor. Doors to:-

### Living Room

4.723m x 3.190m (15' 6" x 10' 6") [Measurements taken to furthest point of room]  
Fitted carpet. Two ceiling light fittings. White UPVC surround double glazed window and door, accessing enclosed patio and lawn garden. Economy 7 storage heater. Door to storage cupboard under stairs.

### Kitchen

2.039m x 3.523m (6' 8" x 11' 7") [Measurements taken to furthest point of room]  
Hardwood effect laminate flooring. Ceiling light fitting. White uPVC surround double glazed window. A range of wall and base units in gloss cream, incorporating a laminate work surface with inset sink unit. Space for under-counter fridge/freezer and oven. Plumbed for washing machine. Extractor fan. Partial splash-back wall tiling.

### First Floor Landing

Fitted carpet. Ceiling light fitting. Door to airing cupboard, housing water tank.

### Main Bedroom

3.766m x 2.784m (12' 4" x 9' 2") [Measurements taken to furthest point of room]  
Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window. Electric panel heater.

### Bedroom

2.451m x 3.502m (8' 0" x 11' 6") [Measurements taken to furthest point of room]  
Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window.

### Bathroom

1.696m x 1.567m (5' 7" x 5' 2") [Measurements taken to furthest point of room]  
Vinyl flooring. ceiling light fitting. White uPVC surround double glazed window with obscured glass. White three piece suit comprising bath with shower attachment and glass shower screen, wall mounted sink with mixer tap, and low level WC. Partial splash-back wall tiling, fully tiled behind bath. Shaver point.

### External

Allocated parking space. Private enclosed garden space with patio and lawn.

### Tenure & Utilities (as of February 2024)

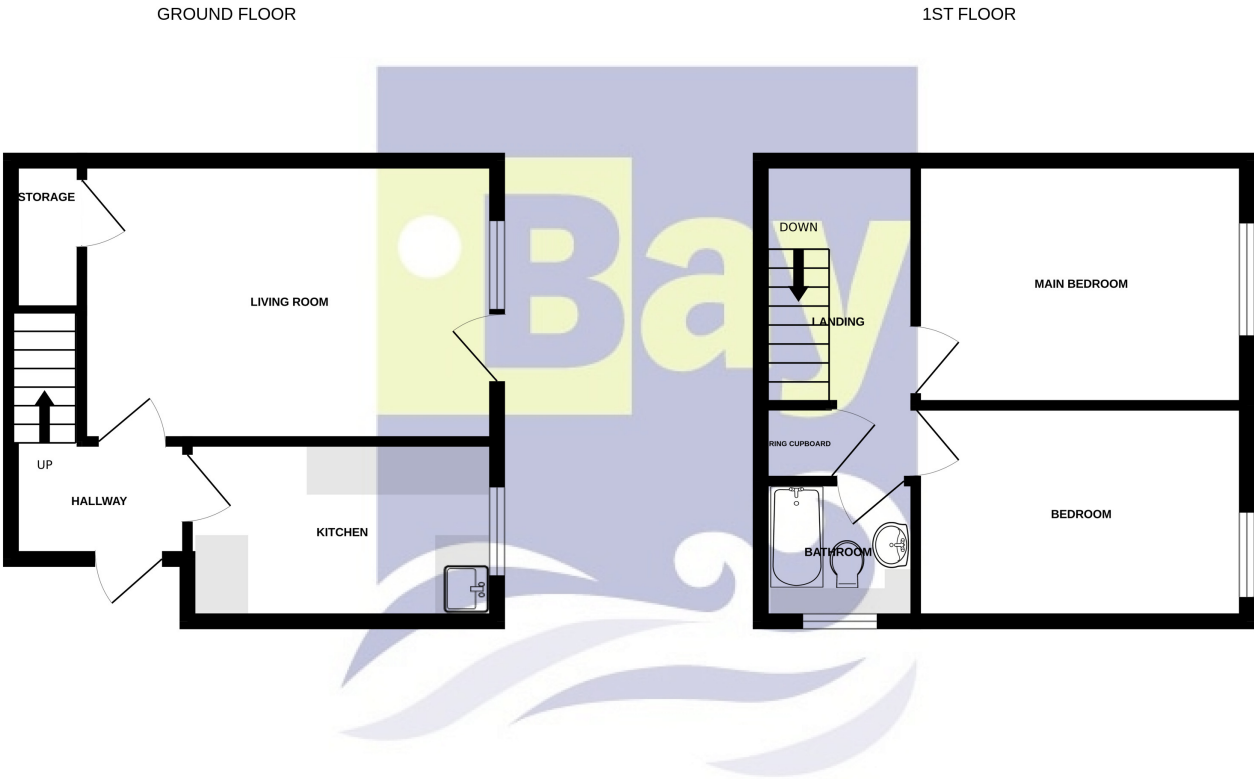
Leasehold: 125 years (less 3 days) from 24 June 198 (86 years remaining)  
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### Disclaimer

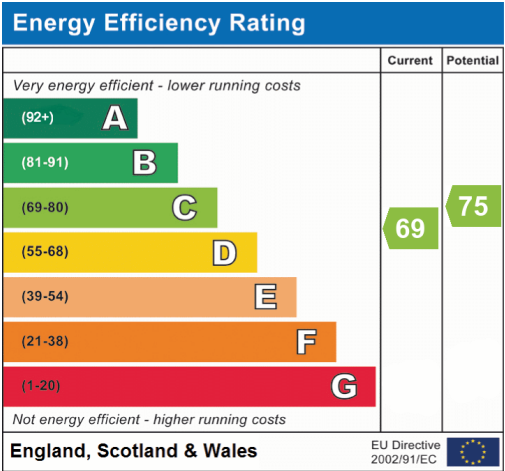
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FLOORPLAN & EPC



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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