

FOR SALE

£195,000 Leasehold



# Highmoor, Maritime Quarter, Swansea, West Glamorgan SA1 1YE

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



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## PROPERTY DESCRIPTION

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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 ink 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)  
Annual Service Charge: £3,024 (peppercorn rent).  
Council tax: Band E  
EPC Rating: C

### 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

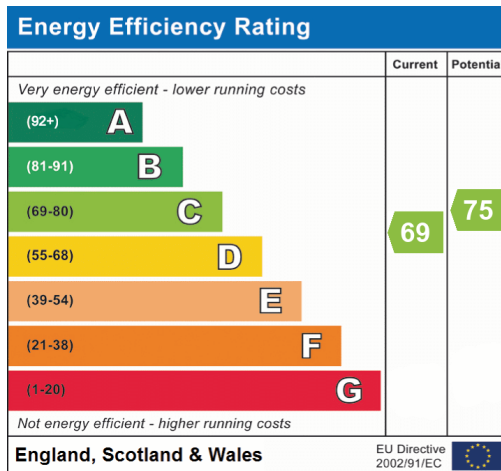


GROUND FLOOR

1ST 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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