

REDUCED

£200,000 Leasehold



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

- Two Bedroom Apartment
- Partial Sea Views
- Sit-out Balcony
- Electric Heating
- Near Seafront Location
- First Floor (no lift)



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

01792 645566  
mail@bayestateagents.com





### PROPERTY DESCRIPTION

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Bay is delighted to offer for sale, this two bedroom, first floor apartment, set back from the seafront promenade, Accessed via spiral staircase. the property briefly comprises an entrance porch leading to hallway, double bedrooms, living room with semi-circular sit-out balcony, benefitting from partial sea views, a kitchen with partial Marina views, and bathroom with shower over bath. Allocated parking. Electric heating. Well located for the seafront promenade and Swansea Bay, as well as the Marina with its local bars, rand restaurants. Mains electricity, water and drainage. Please refer to Ofcom checker for further information regarding broadband and mobile coverage. No short term holiday lets permitted. No lift access. Leasehold: 125 years less 3 days from 24 June 1985 (85 years remaining). Annual Service Charge: £2,200. Ground Rent: Peppercorn. Council Tax: Band F. Virtual tour available. Viewing is highly recommended!





## ROOM DESCRIPTIONS

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### Hallway

Accessed via entrance porch. Fitted carpet. Three ceiling light fittings. White uPVC surround double glazed window to side. Doors leading to storage cupboards, one housing tank. Storage heater. Wall mounted intercom. Doors leading to:-

### Living Room

4.014m x 3.844m (13' 2" x 12' 7") [Measurements taken to furthest point of room]

Fitted carpet. Two ceiling light fittings. White uPVC surround double glazed door and windows to side, leading to a semi-circular sit-out balcony with partial sea views. Storage heater.

### Kitchen

1.774m x 2.881m (5' 10" x 9' 5") [Measurements taken to furthest point of room]

Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window with partial Marina views. A range of wall and base units in white, incorporating granite effect laminate work surface, inset stainless steel sink and a half bowl and drainer unit, electric oven, hob and overhead extractor hood. Plumbed for integrated washing machine. integrated fridge/freezer.

### Bedroom 1

2.124m x 4.667m (7' 0" x 15' 4") [Measurements taken to furthest point of room]

Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window with partial Marina views. Storage heater. Fitted wardrobe with sliding mirrored doors.

### Bedroom 2

2.983m x 3.114m (9' 9" x 10' 3") [Measurements taken to furthest point of room]

Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window with partial Marina views. Panel heater.

### Bathroom

2.175m x 1.774m (7' 2" x 5' 10") [Measurements taken to furthest point of room]

Tile effect vinyl flooring. Ceiling light fitting. White uPVC surround double glazed window with privacy glass. Three piece bathroom suite, comprising panelled bath with electric shower above, low level WC and wash hand basin in vanity unit. Fully tiled walls. Down heater.

### External

Property accessed via spiral staircase in communal lobby. Allocated parking space.

### Tenure & Utilities (as of April 2025)

Leasehold: 125 years less 3 days from 24 June 1985 (85 years remaining)

Annual Service Charge: £2,200

Ground Rent: Peppercorn

Council Tax: Band F

EPC Rating: C

### Disclaimer

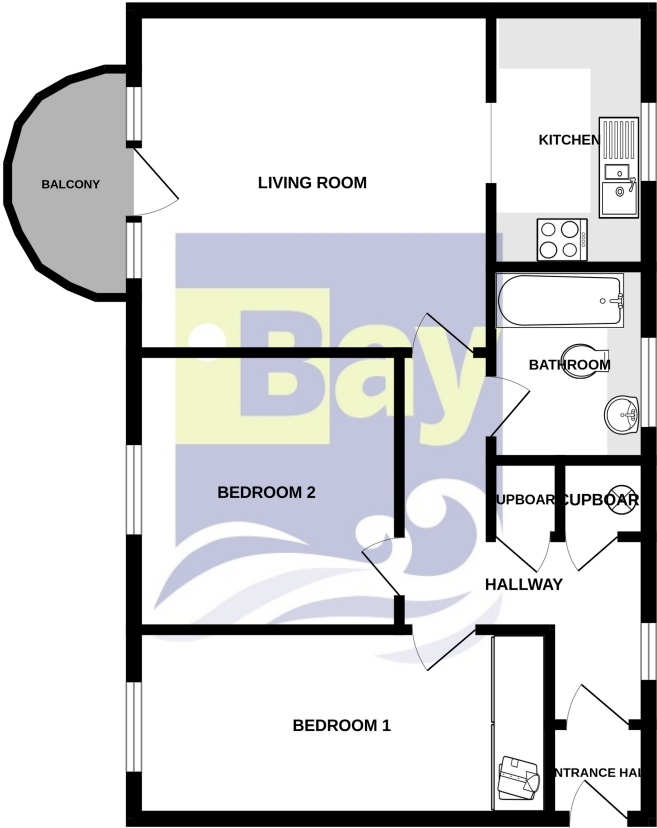
All measurements, floor plans and photographs are for guidance purposes only. Photographs may be taken with a wide angled/zoom lens, and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. These 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.



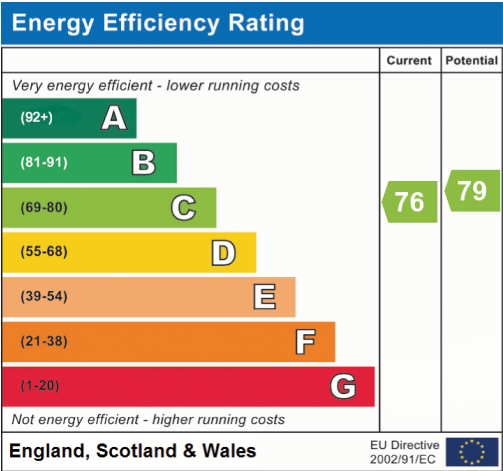
FLOORPLAN & EPC



GROUND FLOOR



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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