

FOR SALE

£172,500 Leasehold



Ferrara Quay, Maritime Quarter, Swansea, West Glamorgan SA1 1UQ

- Beautifully presented two bedroom apartment
- Second Floor (no lift)
- Gas Central Heating
- Extended lease
- Marina Views
- Allocated Parking Space



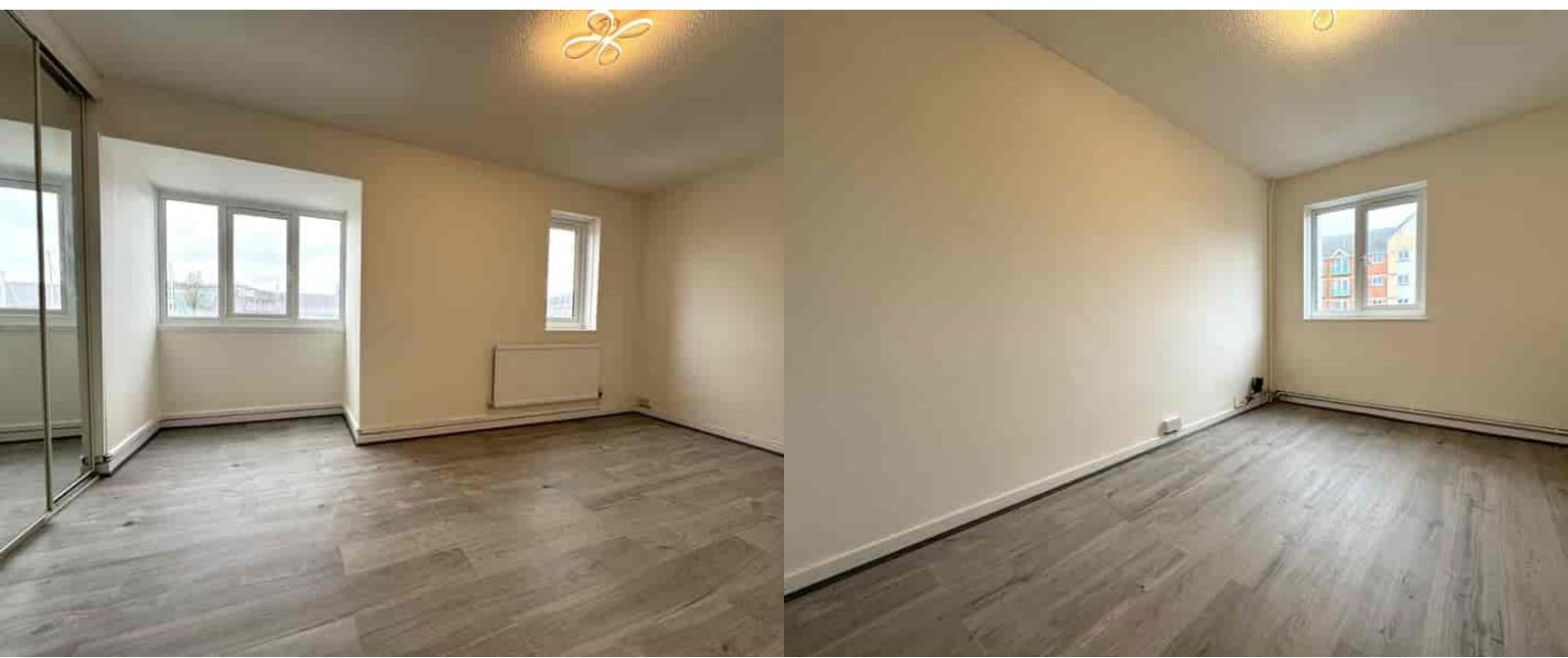
Bay Estate Agents Ltd
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PROPERTY DESCRIPTION

Bay is delighted to present for sale this beautifully presented two-bedroom apartment, situated on the second) floor of the waterside Ferrara Quay development within Swansea's vibrant Maritime Quarter. This well-maintained property offers low maintenance accommodation and briefly comprises a welcoming living room/dining area featuring a charming bay window and access to a sit-out balcony, where panoramic views across the Marina can be enjoyed. A separate kitchen provides practical space with space for dining. The apartment benefits from a well-appointed main double bedroom with fitted wardrobe, along with a second double bedroom. The stylish family bathroom is fitted with a three-piece suite including an overhead electric shower. Attractive views of the Marina, boat moorings, city skyline and surrounding hillside can be enjoyed from both the living room and the main bedroom, creating a light and scenic living environment. Externally, the property benefits from an allocated parking space located to the rear of the block. Additional features include gas central heating and a recently extended lease. Please note there is no lift within the block. Prospective purchasers are advised to refer to the Ofcom checker for mobile signal and broadband coverage. Viewing is highly recommended to fully appreciate the location, views and accommodation on offer. 360-degree Virtual tour available. At time of publication: Tenure: Leasehold (147 years remaining (189 years less 3 days from and including 24 June 1984)). Ground Rent:: £25 per quarter. Service Charge: £2, 205.96 p.a. Council Tax: Band E. EPC Rating: C.



ROOM DESCRIPTIONS

Hallway

Hardwood door to entrance hall and inner door to main hallway. Hardwood effect laminate flooring. Two ceiling light fittings. Doors to storage cupboards. Wall mounted entrance phone. Radiator. Doors leading to:-

Living Room

4.012m x 4.111m (13' 2" x 13' 6") [Measurements taken to furthest point of room and into bay window]
Hardwood effect laminate flooring. White uPVC surround double glazed bay window with West-facing Marina views. White uPVC surround double glazed sliding door onto a sit-out balcony with panoramic Marina views. Radiator. Ceiling light fitting.

Kitchen

3.634m x 2.051m (11' 11" x 6' 9") [Measurements to furthest point of room]
Hardwood effect laminate flooring. A range of wall in base units, comprising gloss-white, soft close cabinets with complimentary granite effect laminate worktop. Stainless steel sink and drainer unit. Plumbed for washing machine. Integrated electric oven, 4-ring electric hob and overhead extractor. Space for freestanding fridge and freezer. Vaillant, wall mounted combi boiler. Partial splash-back wall tiling. White uPVC surround double glazed window overlooking the courtyard and window to side with Marina views. Power points. Ceiling light fitting.

Bedroom 1

3.695m x 5.133m (12' 1" x 16' 10") [Measurements to furthest point of room, into bay window and wardrobe space]
Hardwood effect laminate flooring. Ceiling light fitting. White uPVC surround double glazed bay window and additional window to side overlooking the Marina. Single panel radiator. Fitted mirrored wardrobe.

Bedroom 2

2.543m x 3.639m (8' 4" x 11' 11") [Measurements to furthest point of room]
Hardwood effect laminate flooring. Ceiling light fitting. White uPVC surround double glazed window overlooking courtyard. Single panel radiator. Water meter.

Bathroom

1.991m x 2.189m (6' 6" x 7' 2") [Measurements to furthest point of room, part including airing cupboard] Tiled flooring. Splash-back bathroom panelling. White three piece suite comprising bath with Triton electric shower and glass shower screen, pedestal wash hand basin in unit with mixer tap and low level WC with button flush. White uPVC surround double glazed, privacy glassed window. Ceiling light fitting. Shaver point. Heated towel rail.

External

Allocated parking space.

Tenure & Utilities (as of March 2026)

Leasehold: 147 years remaining (189 years less 3 days from and including 24 June 1984)

Management Company: Residential Management Group Limited (RMG)

Ground Rent: £25 per quarter

Service Charge: £2, 205.96 p.a.

Council Tax: Band E

Disclaimer

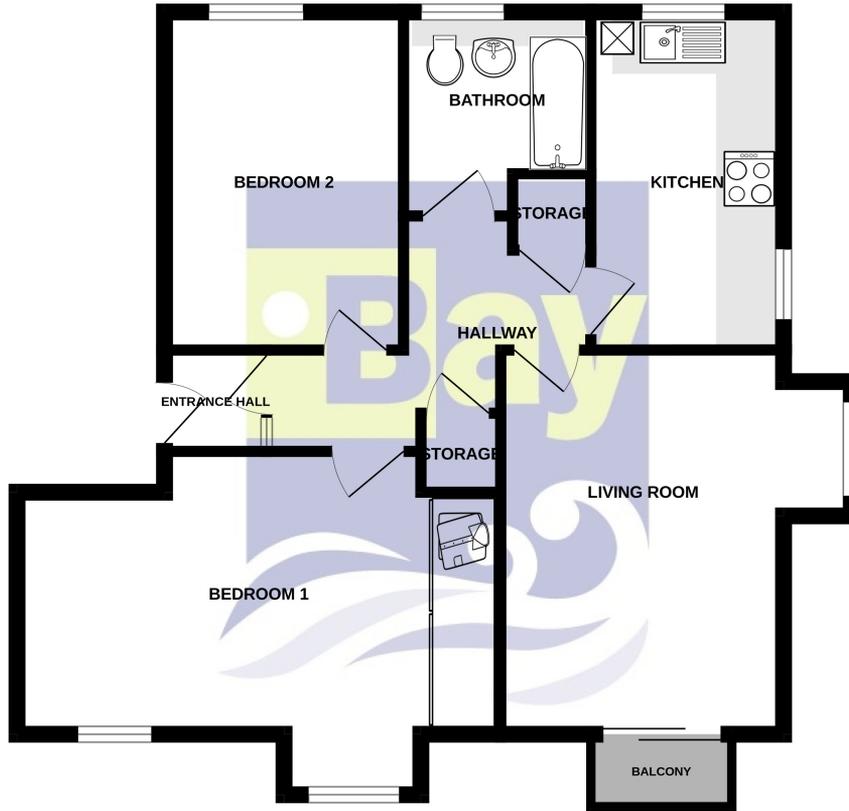
All measurements, floor plans and photographs are for guidance purposes only. Photographs may be taken with a wide angled/zoom lens, and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. These 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	77	79
(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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