FOR SALE

£285,000 Leasehold



St Christophers Court, Maritime QuarterSWANSEA SA1 1UA

- - Beautifully presented duplex apartment, set over two floors
- - Three double bedrooms
- - Stylish bathrooms and en suite
- - Top floor mezzanine bedroom with picture windows
- - Living room with vaulted ceilings
- - Sit-out balcony with views over Swansea Bay
- - Modern fitted kitchen
- - Allocated parking

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PROPERTY DESCRIPTION

PROPERTY FEATURES

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- Tenant in-situ (12-month tenancy agreed from June 2024).

- *Development Currently without EWS1 Certificate. Cash offers only*





ROOM DESCRIPTIONS

Property Description
A wonderful opportunity to make this stylish, three bedroom penthouse apartment your home. Set in the seafront development of St Christophers Court, the property is set over two floors with entrance on the third floor. Downstairs comprises a hallway leading to two double sized bedrooms, one with en suite shower room. There is a separate family bathroom and an-open-plan living room with adjoining integrated kitchen. A sit-out balcony off the living room, affords beautiful sea views of Swansea Bay and Mumbles Head. Up the spiral staircase to the top floor takes you to a beautifully lit, mezzanine bedroom with picture windows and access to a contemporary, luxury bathroom with corner bath and shower cubicle. Corner positioned to enjoy privacy and light. Electric heating. Allocated parking. Viewing is highly recommended!

Directions
From our Marina showroom, travel along Trawler Road into the Maritime Quarter. Take the fifth turning right onto Fisherman's Way then the immediate right onto St Christopher's Court. The apartment is situated at the end of the row on the right hand side.

Hallway
Fitted carpet. Electric panel heater. Security entrance phone. Door to storage cupboard. Spiral staircase to first floor. Doors leading to:

Living Room
5.29m x 3.29m (17' 4" x 10' 10") [Measurements taken to furthest point of living room area]
Hardwood effect laminate flooring. Aluminium framed double glazed window to rear, double glazed window to side and door leading to sun balcony with views of Swansea Bay and Mumbles Head, Six wall light fittings. TV and power points. Dimplex storage heater and slimline panel heater.

Kitchen
3.30m x 2.59m (10' 10" x 8' 6") [Measurements taken to furthest point of kitchen area]
Fitted with a range of wall and base units in gloss cream with black granite effect work surface and splash-back trim. Built-in double sink and drainer unit with mixer tap. Integrated four ring electric hob with chimney style extractor hood and splash-back, built-in oven and grill, integrated fridge/ freezer, dishwasher and washer dryer. Aluminium framed double glazed window to side with views of Swansea Bay and Swansea Marina. Hardwood effect laminate flooring. Ceiling light fitting.

Bedroom
3.59m x 2.53m (11' 9" x 8' 4") [Measurements taken to furthest point of room]
Fitted carpet. Aluminium framed double glazed window to front. Electric heater. Ceiling light fitting. Power points.

Bedroom
3.61m x 3.20m (11' 10" x 10' 6") [Measurements taken to furthest point of room]
Fitted carpet. Aluminium framed double glazed window to front. Electric heater. Ceiling light fitting. Power points. Door to en suite shower room.

En suite
1.19m x 2.21m (3' 11" x 7' 3") [Measurements taken to furthest point of room]
Three piece suite comprising step in shower cubicle with bi-fold door, wall mounted wash hand basin, low level WC. Splash back wall tiling. Aluminium framed double glazed window to side with obscured glass. Tiled floor. Extractor fan. Recessed ceiling spotlights.

Bathroom
1.76m x 2.54m (5' 9" x 8' 4") [Measurements taken to furthest point of room]
Three piece suite comprising panel bath, low level WC with hidden cistern, wash hand basin with built-under vanity unit. Splash-back wall tiling. Heated towel rail. Aluminium framed double glazed window to side. Extractor fan. Tiled flooring.

First Floor Landing
Spiral staircase to first floor landing.

Main Bedroom
6.11m x 3.89m (20' 1" x 12' 9") [Measurements taken to furthest point of room]
Floor to ceiling window offering views of Swansea Bay and Mumbles Head. Hardwood effect laminate flooring. Door to airing cupboard, housing water tanks. Space for wardrobe. Wall light fittings. Electric heater. Door to:

En Suite
2.57m x 1.95m (8' 5" x 6' 5") [Measurements taken to furthest point of room]
Four piece suite comprising corner bath, step in glass shower cubicle with bi-folding door, low level WC, pedestal wash hand basin. Splash back tiling. Tiled flooring. Recessed ceiling spotlights. Extractor fan.

External
Allocated parking space.

Tenure & Utilities (as of March 2024)
Leasehold: Approx. 110 years remaining approx.
Council tax: Band: F
Service Charge: £3,204 p.a
Ground Rent: £100 p.a





FLOORPLAN



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