FOR SALE

£100,000 Leasehold



St Nicholas Square, Maritime Quarter, Swansea, West GlamorganSA1 1UG

- Well-presented One Bedroom Apartment
- Top (Second) Floor
- Priced for cash offer due to lease
- Gas Central Heating
- Furniture Package Negotiable

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

01792 645566
mail@bayestateagents.com





PROPERTY DESCRIPTION

Bay is pleased to offer for sale this one bedroom apartment, located on the second floor (no lift) in the heart of Swansea's Maritime Quarter. The property briefly comprises an entrance porch, leading to hallway, double bedroom, bathroom with shower, living room with cased opening to dining room area, and kitchen with pantry. Gas central heating. Priced for a cash offers due to the lease being below good leasehold. Allocated parking space. EPC Rating - C. Please refer to Ofcom checker for mobile signal and coverage. Virtual tour available. Viewing is highly recommended! Furniture package negotiable. Leasehold: 99 years less 3 days from 24 June1984 (58 years remaining). Management Company: Residential Management Group Limited (RMG). Ground Rent: £100 p.a. (Rising to £150 p.a.). Service Charge: £2,105.88 p.a. Council Tax: Band C.





ROOM DESCRIPTIONS

Hallway
Hardwood entrance door into entrance porch, leading to main hallway. Two ceiling light fittings. Fitted carpet. Door to storage cupboard. Wall mounted entrance phone. Radiator. Doors leading to:-

Living Room Area
3.563m x 3.028m (11' 8" x 9' 11") [Measurements taken to furthest point of room]
Fitted carpet. Two white uPVC surround double glazed windows to front with courtyard views. Radiator. Ceiling light fitting.

Dining Room Area
2.566m x 2.093m (8' 5" x 6' 10") [Measurements taken to furthest point of room]
Adjoining the living room via cased opening. Ceiling light fitting. White uPVC surround double glazed window to either side.

Kitchen
2.149m x 3.552m (7' 1" x 11' 8") [Measurements taken to furthest point of room, not including pantry]
Tiled flooring. A range of wall in base units, incorporating a laminate worktop with inset stainless steel sink and drainer unit. Space for freestanding fridge and freezer. Integrated stainless steel oven and gas-fired hob with stainless steel extractor hood. Integrated dishwasher. Wall mounted Worcester gas combi boiler. Partial green glass splash-back. White uPVC surround double glazed window. Ceiling light fitting. Door leading to pantry.

Bedroom
2.557m x 3.18m (8' 5" x 10' 5") [Measurements to furthest point of room]
Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window. Radiator.

Bathroom
1.976m x 1.703m (6' 6" x 5' 7") [Measurements taken to furthest point of room]
Tiled flooring. Partial splash-back wall tiling in white, fully tiled behind bath with pebble effect. White three piece suite comprising panelled bath with electric shower, pedestal wash hand basin and low level WC. White uPVC surround double glazed window with privacy glass. Ceiling light fitting. Radiator/heated towel rail.

Tenure & Utilities (As of May 2025)
Leasehold: 99 years less 3 days from 24 June1984 (58 years remaining).
Management Company: Residential Management Group Limited (RMG)
Ground Rent: £100 p.a. (Rising to £150 p.a.)
Service Charge: £2,105.88 p.a.
Council Tax: Band C
EPC Rating: C

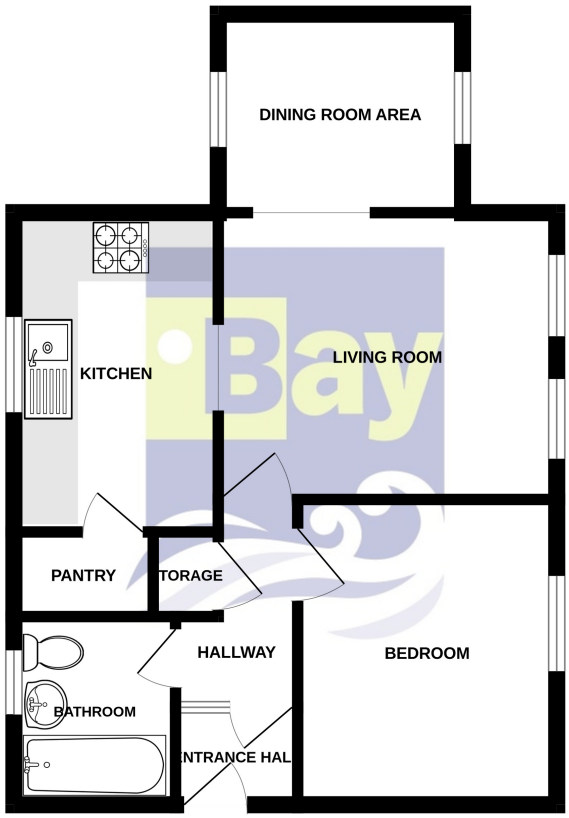
Disclaimer
All measurements, floor plans and photographs are for guidance purposes only. Photographs may be taken with a wide angled/zoom lens, and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes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



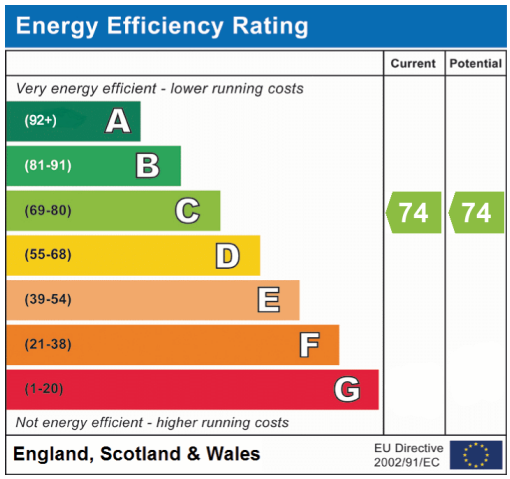


FLOORPLAN & EPC

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.
Made with Metropix ©2025



Bay Estates & Lettings Agents

29, Camona Drive, Maritime Quarter, Swansea, SA1 1YJ
01792 645566
mail@bayestateagents.com