REDUCED

£150,000 Leasehold



St Margarets Court, Maritime Quarter, Swansea SA1 1RZ

- Stylish two bedroom apartment
- Bathroom & en suite shower room
- Living room balcony
- Gas central heating
- Allocated parking space
- First floor location (no lift)

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PROPERTY DESCRIPTION

Situated in the highly sought-after Maritime Quarter, this stylish, beautifully-presented two-bedroom apartment offers modern coastal living within walking distance of Swansea's vibrant waterfront, marina, and city centre amenities. Situated on the first floor (no lift), the property briefly comprises an entrance hallway with storage cupboard, leading to two well-proportioned bedrooms, the principal bedroom with en suite shower room. Modern family bathroom. Generous open-plan living/dining area with access to private balcony with courtyard views. Adjoining fitted kitchen with integrated appliances. There is an allocated parking space just outside the building's main entrance. Gas central heating. Virtual tour video available! Well-maintained development in sought-after Maritime Quarter location. Viewing is highly recommended! EPC Rating: B. Prospective purchasers are advised to refer to the Ofcom checker for mobile signal and broadband coverage. Service charge: £1,800 p.a. Ground rent: £100 p.a. Leasehold: 125 years from 1 February 2005 (103 years remaining). Council Tax: Band E.





ROOM DESCRIPTIONS

Hallway
Welcoming hallway with storage cupboard, housing water tank . Hardwood entrance door with dual locks. Hardwood effect laminate flooring. Ceiling light fitting. Wall mounted entrance phone. Radiator. Doors leading to:-

Living Room
4.078m x 5.362m (13' 5" x 17' 7") [Measurements taken to furthest point of room]
A bright and airy space with ample room for both seating and dining areas. Hardwood effect laminate flooring. Two ceiling light fittings. Patio doors lead directly onto the balcony, allowing natural light to flood the room and overlooking the communal courtyard. Radiators. Opening to kitchen area.

Kitchen
2.926m x 2.314m (9' 7" x 7' 7") [Measurements taken to furthest point of room]
Well-appointed fitted kitchen. Herringbone, hardwood effect laminate flooring. Ceiling light fitting. A range of wall and base units in gloss cream with complementary laminate work surface. Inset stainless steel round sink and drainer unit. Integrated fridge/freezer, dishwasher, oven and grill, and washing machine. Four-ring gas hob with stainless steel extractor hood and glass splash-back. Aluminium framed double glazed window.

Bedroom 1
2.913m x 3.616m (9' 7" x 11' 10") [Measurements taken to furthest point of room]
Hardwood effect laminate flooring. Ceiling light fitting. Aluminium framed double glazed window. Radiator. Door leading to en suite shower room.

Bedroom 2
2.478m x 3.632m (8' 2" x 11' 11") [Measurements taken to furthest point of room]
Hardwood effect laminate flooring. Ceiling light fitting. Aluminium framed double glazed window. Radiator.

Bathroom
2.291m x 1.829m (7' 6" x 6' 0") [Measurements taken to furthest point of room]
Tile effect laminate flooring. Ceiling light fitting. White three piece suite comprising panelled bath with shower attachment, low level WC, pedestal wash hand basin. Partial splash-back wall tiling. Aluminium framed double glazed window with privacy glass. Heated towel rail.

En suite Shower Room
2.226m x 1.014m (7' 4" x 3' 4") [Measurements taken to furthest point of room]
Mosaic tile effect laminate flooring. Ceiling light fitting. White three piece suite comprising shower enclosure, low level WC, pedestal wash hand basin. Partial splash-back wall tiling with full mosaic tiling behind shower. Aluminium framed double glazed window with privacy glass. Radiator.

External
Allocated Parking Space.

Tenure & Utilities
Service charge: £1,800 p.a.
Ground rent: £100 p.a.
Leasehold: 125 years from 1 February 2005 (103 years remaining)
Council Tax: Band E
Additional: The block management does allow pets, and consent is required for a charge. Holiday lets are not permitted.

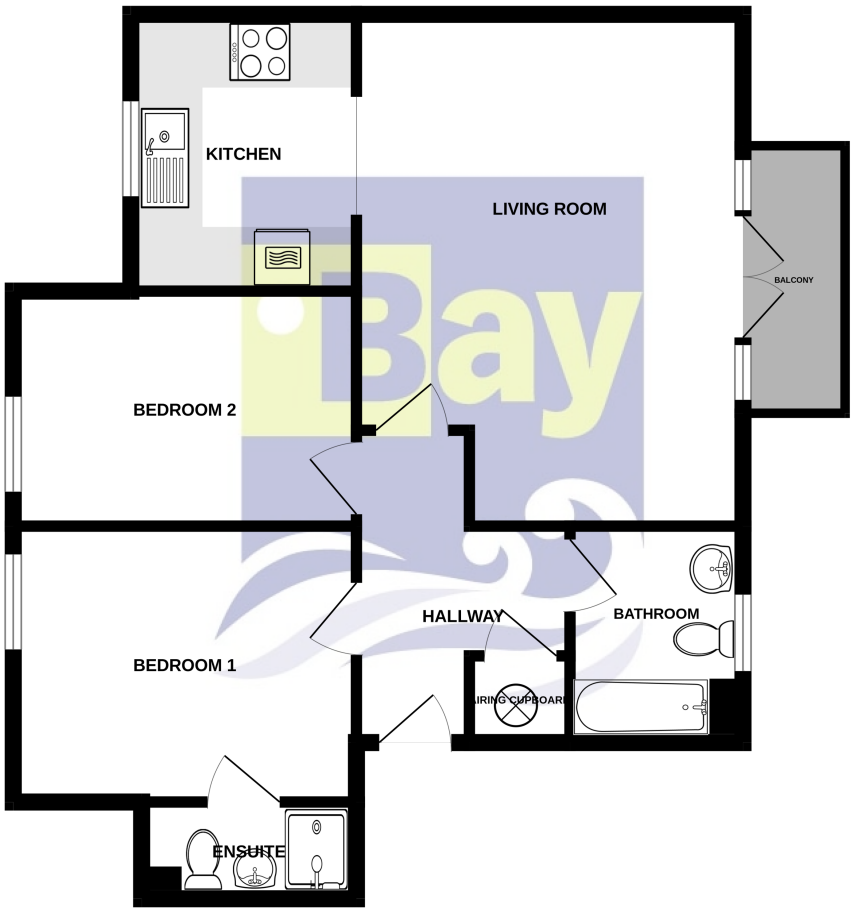
Disclaimer
All measurements, floor plans and photographs are for guidance purposes only. Photographs may be taken with a wide angled/zoom lens, and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes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

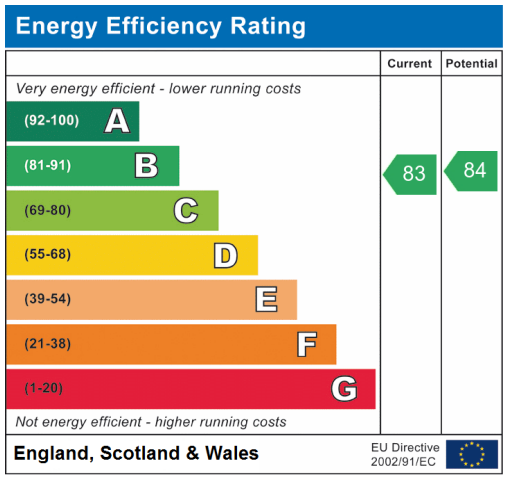




FLOORPLAN & EPC

GROUND FLOOR





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