FOR SALE

£89,950 Leasehold



Camona Drive, Maritime Quarter, SwanseaSA1 1YJ

- Seafront Studio Apartment
- Ground Floor with own private entrance
- Electric Heating
- Allocated parking
- Views over the seafront promenade
- Open-plan living accommodation
- Separate Shower Room

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

01792 645566
mail@bayestateagents.com





PROPERTY DESCRIPTION

Bay is delighted to offer for sale this seafront, ground floor studio apartment, situated within the ever-popular Maritime Quarter. This well-positioned property benefits from its own private entrance and offers an excellent opportunity for first-time buyers, investors, or those seeking a coastal retreat. Enjoying pleasant views over the seafront promenade from the main living area, the property location is convenient for access to Swansea Marina, the city centre, local restaurants, cafés, Swansea Arena, and Swansea Bay beachfront. The accommodation briefly comprises an entrance hallway, an open-plan living and sleeping area with adjoining fitted kitchen, together with a separate shower room. The front-facing living space enjoys natural light and attractive outlooks towards the promenade, creating a bright and welcoming space. Allocated parking. Prospective purchasers are advised to refer to the Ofcom checker for mobile signal and broadband coverage. Electric heating. Virtual tour available. Viewing is highly recommended! At time of publication: Leasehold: 84 years (125 years less 3 days from 24 June 1985). Annual Service Charge: £1,320. Ground Rent: Peppercorn. Council Tax: Band C. EPC Rating: D.





ROOM DESCRIPTIONS

Hallway
Hardwood entrance door with double glazed privacy glass. Hardwood effect laminate flooring. Ceiling light fitting. Electric panel heater. Doors leading to:-

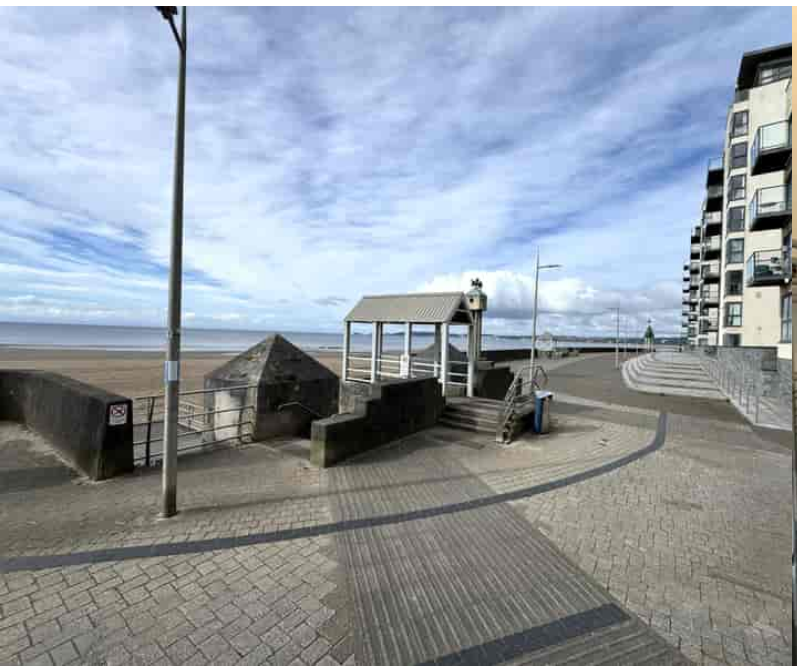
Living Area / Kitchen
4.395m x 5.768m (14' 5" x 18' 11")
[Measurements taken to furthest point of room - Irregular shaped room]
A versatile studio space with front-facing aspect and views over the seafront promenade. Space for living, dining, and sleeping arrangements. Open access to adjoining kitchen area. Hardwood effect laminate flooring into kitchen area with fitted carpet into main living/sleeping space. Two white uPVC surround double glazed windows to front, overlooking the seafront promenade with views of the coastline towards Mumbles Head. Ceiling light fittings. Electric panel heater. Kitchen wall and base units in cream with complimentary laminate work surface. Integrated electric oven and electric hob with stainless steel extractor hood. Inset stainless steel sink and drainer unit. Integrated fridge/freezer. Plumbed for integrated washing machine. Partial; splash-back wall tiling.

Shower Room
1.385m x 2.049m (4' 7" x 6' 9") [Measurements taken to furthest point of room]
Tiled flooring. Ceiling light fitting. shower enclosure. Sink in vanity unit. Low level WC button flush. Heated towel rail. Extractor fan. White uPVC surround double glazed window with privacy glass. Splash-back wall tiling within shower enclosure and behind sink unit.

External
Allocated parking space.

Tenure & Utilities (as of May 2026)
Leasehold: 84 years (125 years less 3 days from 24 June 1985)
Annual Service Charge: £1,320
Ground Rent: Peppercorn
Council Tax: Band C
Floor Area (as on EPC) 18 SqM

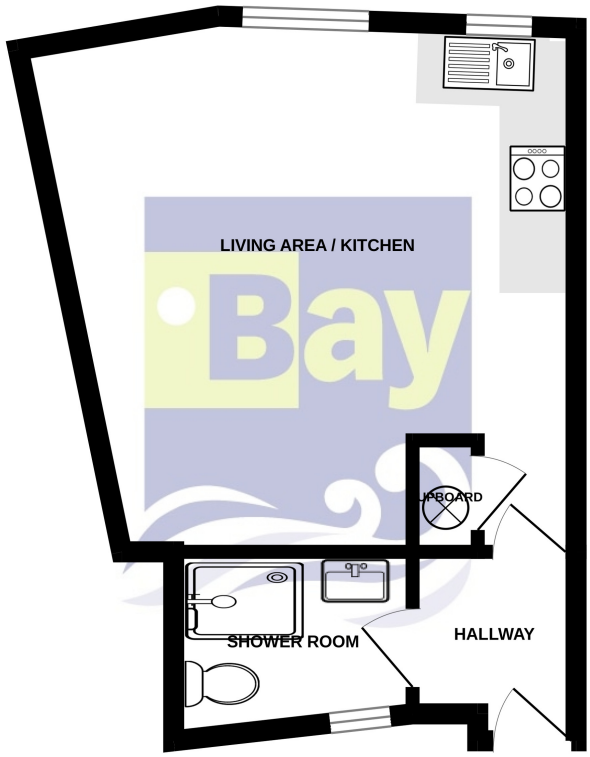
Disclaimer
All measurements, floor plans and photographs are for guidance purposes only. Photographs may be taken with a wide angled/zoom lens, and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes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



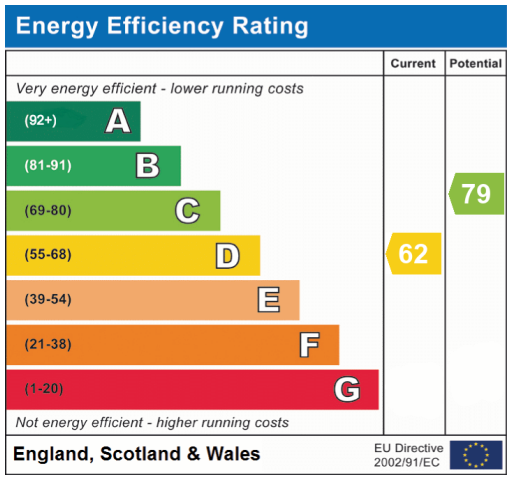


FLOORPLAN & EPC

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 ©2026



Bay Estates & Lettings Agents

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