FOR SALE

£129,950 Leasehold



St Christophers Court, Maritime Quarter, Swansea, West GlamorganSA1 1UD

- One Bedroom Apartment
- Ground Floor
- Bathroom & En suite Shower Room
- Allocated Parking
- Ideal first-time purchase or investment opportunity
- Electric Heating

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PROPERTY DESCRIPTION

Situated in the ever-popular Maritime Quarter, this well-presented ground floor, one bedroom apartment enjoys a desirable corner position just moments from Swansea's vibrant Marina and seafront promenade. Offering modern, low-maintenance living, the property is ideally suited to first-time buyers, professionals, downsizers, or investors seeking a prime coastal location. The accommodation briefly comprises an entrance hallway leading to a a double bedroom with en-suite shower room, together with a separate bathroom fitted with a contemporary suite.
The living room provides ample space for both living and dining furniture and benefits from access to a Juliet balcony. The adjoining kitchen is fully fitted with a range of modern wall and base units and complements the apartment's contemporary style throughout. Further benefits include allocated parking, electric heating, double glazing, and excellent access to Swansea city centre, local amenities, restaurants, and leisure facilities. Viewing is highly recommended to fully appreciate the location and accommodation on offer. Please refer to Ofcom checker for mobile signal and coverage. At time of publication: Leasehold: 103 years remaining (125 years from 1 February 2005). Annual Service Charge: £1,980. Annual Ground Rent: £100. Council Tax: Band D. Tenant in-situ.





ROOM DESCRIPTIONS

Hallway
Hardwood entrance door leading to hallway with sand-coloured fitted carpet. Door to airing cupboard, housing water tank. Ceiling light fitting. Wall mounted entrance phone. Doors leading to:-

Living Room Area
4.200m x 5.753m (13' 9" x 18' 10") [Measurements taken to furthest point of room up to include adjoining kitchen area]
Sand-coloured fitted carpet. Aluminium framed double glazed, double doors to Juliet balcony to front and window to side. Ceiling light fitting. Space for dining. Door to airing cupboard, housing water tank.

Kitchen Area
Tile effect vinyl flooring. Ceiling light fitting. A range of wall and base units, incorporating a black granite effect work surface and splash-back. Integrated electric oven and hob with stainless steel extractor hood. Stainless steel sink and drainer unit. Plumbed for integrated washing machine. Integrated fridge/freezer. Aluminium framed double glazed window. Power points.

Bedroom
2.966m x 3.333m (9' 9" x 10' 11") [Measurements taken to furthest point of room, not including built-in wardrobe space]
Sand-coloured fitted carpet. Aluminium framed double glazed window. Ceiling light fitting. Door to en suite shower room. Panel heater. Door to built-in wardrobe/storage cupboard.

En suite
1.127m x 2.113m (3' 8" x 6' 11") [Measurements taken to furthest point of room]
Hardwood effect vinyl flooring. Corner shower unit with sliding glass door. Wall mounted wash hand basin and low level WC. Heated towel rail. Splash-back tiling in white with mosaic effect. Wall panelling behind shower. Shaver point. Aluminium framed double glazed window with privacy glass. Extractor fan.

Bathroom
1.705m x 2.182m (5' 7" x 7' 2") [Measurements taken to furthest point of room]
Hardwood effect vinyl flooring. White bathroom suite comprising bath with shower attachment, pedestal wash hand basin and low level WC. Partial splash-back tiling in white. Shaver point. Aluminium framed double glazed window with privacy glass. Extractor fan. Heated towel rail.

External
Allocated parking space on roadside to front of block.

Tenure & Utilities (as of May 2026)
Leasehold: 103 years remaining (125 years from 1 February 2005)
Annual Service Charge: £1,980
Annual Ground Rent: £100
Council Tax: Band D

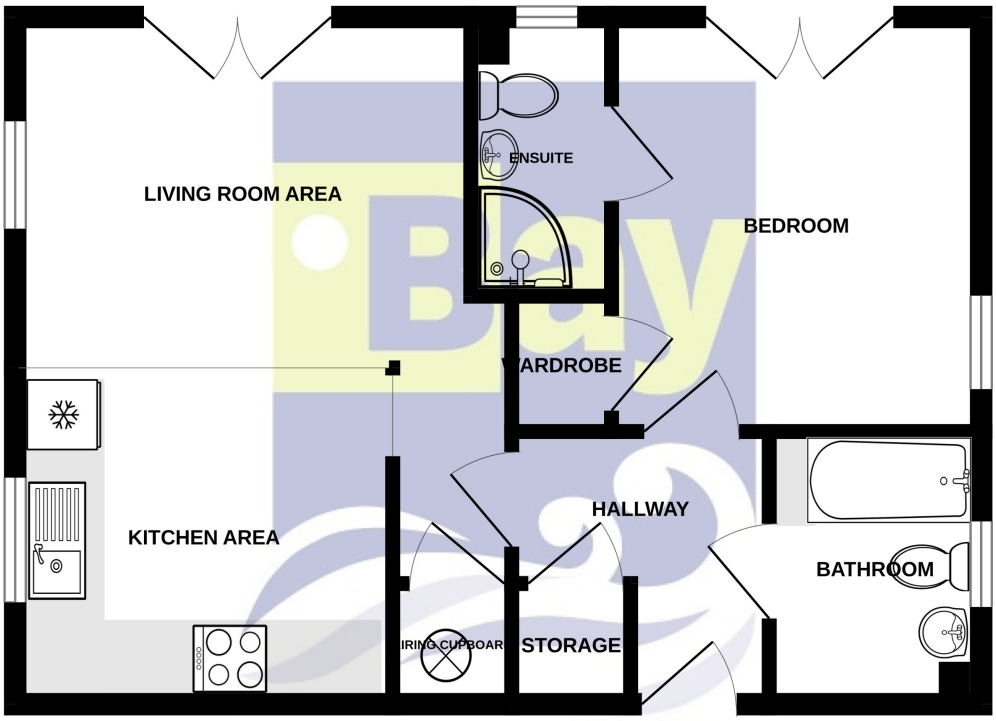
Disclaimer
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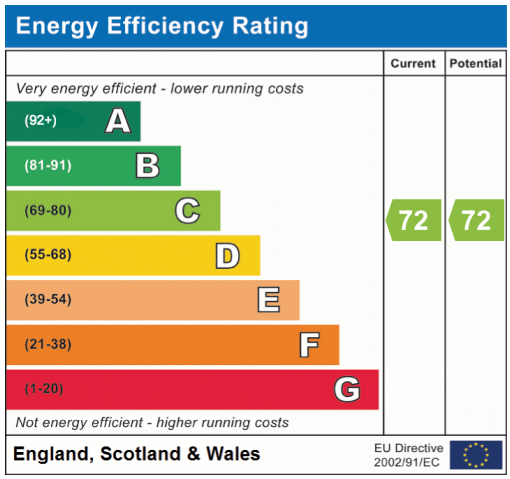


FLOORPLAN & EPC

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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