FOR SALE

£155,000 Leasehold



Abernethy Quay, Maritime Quarter, SwanseaSA1 1UF

- Well Presented Two Bedroom Apartment
- Second Floor (no lift)
- Living Room with box Bay window
- Marina Views
- Double-sixed Bedrooms
- Gas Central Heating
- No Allocated Parking
- Lease Extended

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PROPERTY DESCRIPTION

Bay is delighted to present for sale this well-presented two bedroom apartment, located on the second floor. The property briefly comprises an entrance hallway leading to a living room/dining area with box bay window, a separate kitchen, a main double bedroom with wardrobe space and second double bedroom. The family bathroom has fully tiled walls and three piece bathroom suite with overhead shower. Views of the Marina and Pumphouse Quay can be enjoyed from the main bedroom and living room. Gas central heating. No lift. No allocated parking. The property has recently been granted a lease extension with 146 years remaining as of September 2023.. Ideal for residential or investment use. EPC Rating - C. Viewing is highly recommended! At time of publication: Leasehold: 189 years less 3 days from and including 24 June 1984 (146 years remaining). Management Company: Residential Management Group Limited (RMG). Ground Rent: Peppercorn. Service Charge: £177 per month (£2,124 p.a.). Council Tax: Band E





ROOM DESCRIPTIONS

Hallway
Hardwood entrance door into porch with secondary door into hallway. Two ceiling light fittings. Hardwood effect laminate flooring. Door to airing cupboard. Door to storage cupboard. Wall mounted entrance phone. Radiator.

Living Room
3.110m x 5.322m (10' 2" x 17' 6") [Measurements taken to furthest point of room and into bay window]
Hardwood effect laminate flooring. Box bay window with white uPVC surround double glazed windows with Marina views. Single panel radiator. Ceiling light fitting and two wall mounted light fittings. Power and media points. Room thermostat.

Kitchen
3.615m x 2.106m (11' 10" x 6' 11") [Measurements to furthest point of room]
Tiled flooring. A range of wall in base units comprising cabinets with chrome handles and complimenting laminate worktop and breakfast bar. Stainless steel sink and drainer unit. Plumbed for washing machine. Space for freestanding oven and fridge/freezer. Stainless steel extractor hood. Combi boiler. Splash-back wall tiling. White uPVC surround double glazed window overlooking the courtyard. Power points. Ceiling light fitting.

Bedroom 1
5.132m x 2.806m (16' 10" x 9' 2") [Measurements to furthest point of room and into wardrobe space]
Hardwood effect laminate flooring. Ceiling light fitting and two wall mounted light fittings. Two white uPVC surround double glazed windows overlooking the Marina. Single panel radiator. Power points. Fitted mirrored wardrobe.

Bedroom 2
2.548m x 4.121m (8' 4" x 13' 6") [Measurements to furthest point of room]
Hardwood effect laminate flooring. Ceiling light fitting. White UPVC surround double glazed window overlooking courtyard. Single panel radiator. Power points.

Bathroom
1.999m x 2.247m (6' 7" x 7' 4") [Measurements to furthest point of room]
Tiled flooring. Splash-back wall tiling in white with blue tile effect. White three piece suite comprising panelled bath with electric shower, WHB and low level WC in unit. White uPVC surround double glazed, privacy glassed window. Ceiling light fitting. Extractor fan. Shaver point. Radiator with towel rail.

Tenure & Utilities (As of August 2026)
Leasehold: 189 years less 3 days from and including 24 June 1984 (146 years remaining))
Management Company: Residential Management Group Limited (RMG)
Ground Rent: Peppercorn
Service Charge: £177 per month (£2,124 p.a.)
Council Tax: Band E

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.

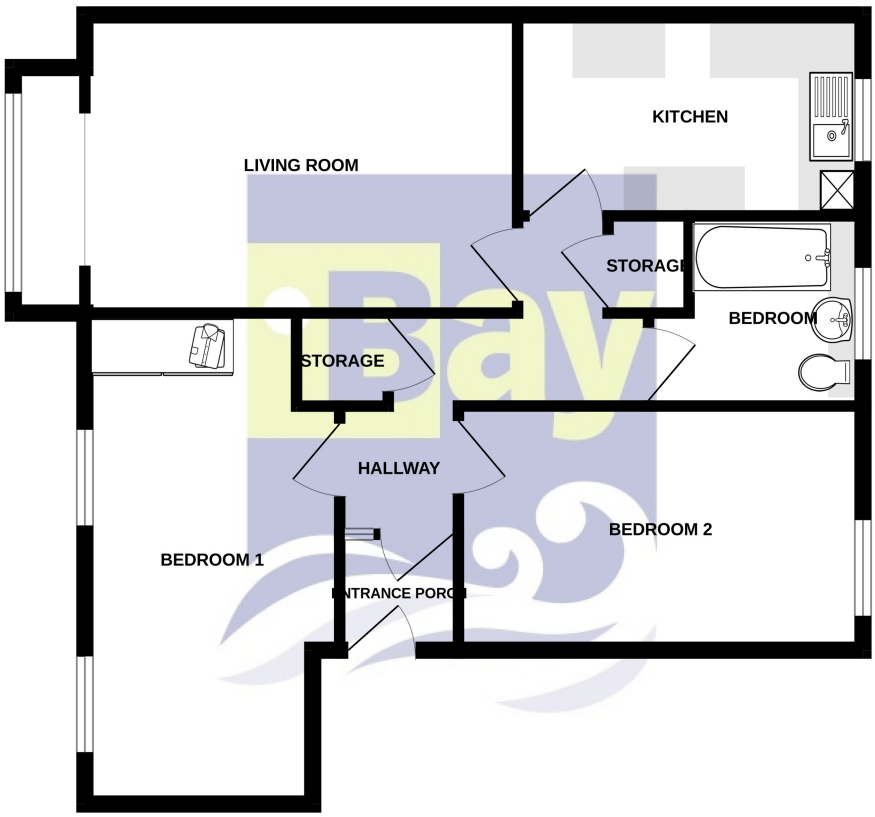
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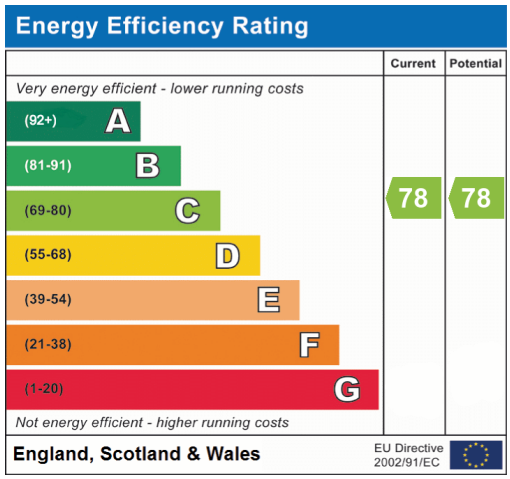


FLOORPLAN & EPC

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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