FOR SALE

£169,000 Leasehold



St Christophers Court, Maritime Quarter, Swansea SA1 1UD

- Desirable corner position
- Excellent natural light and sense of space
- Open-plan living and dining area
- Juliet balconies
- En suite shower room to principal bedroom
- Electric heating
- Allocated parking
- Approximately half a mile from Swansea city centre
- Close to beach and Marina
- Two Bedroom Apartment
- Third Floor (no lift)

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

01792 645566
mail@bayestateagents.com





PROPERTY DESCRIPTION

Bay is delighted to present for sale this well-presented two-bedroom apartment, occupying a desirable corner position within the popular St Christophers Court development in Swansea's Maritime Quarter. Situated on the top (third) floor and offering well-proportioned accommodation with the benefit of additional natural light and a feeling of space afforded by its corner position, the property is ideally suited to both owner-occupiers and investors. The accommodation briefly comprises an entrance hallway with useful airing cupboard, leading through to an open-plan living and dining area with Juliet balcony. The adjoining kitchen is fitted with a range of modern units and benefits from integrated appliances. There are two double bedrooms, with the principal bedroom enjoying the added benefit of an en suite shower room. A separate family bathroom completes the accommodation. The property is double glazed throughout and benefits from electric heating. An allocated parking space is also included. Electric heating. No lift. At time of publication: Council Tax Band: Band E. Leasehold: Approx. 103 years remaining (125 years from 1 February 2005). Annual Service Charge: £1,900. Ground Rent: £100 p.a.).





ROOM DESCRIPTIONS

Hallway
Hardwood effect laminate flooring. Door to airing cupboard, housing water. Wall mounted entrance phone. Hardwood, dual locking entrance door. Ceiling light fitting. Power points. Slimline panel heater. Doors leading to:-

Living Room Area
4.168m x 5.252m (13' 8" x 17' 3") [Measurements taken to furthest point of room up to Kitchen Area]
Hardwood effect laminate flooring. Open-plan living room area with fitted carpet to kitchen area. Aluminium surround double glazed window to side and double doors to front with Juliet balcony overlooking the courtyard. Ceiling light fitting. electric heaters. Space for dining. Power points.

Kitchen Area
3.253m x 2.500m (10' 8" x 8' 2") [Measurements taken to furthest point of Kitchen Area]
Tiled flooring. Adjoining contemporary kitchen featuring a range of wall and base units in cream with hardwood effect laminate worktop and integrated appliances, including oven, hob and stainless-steel extractor hood. Stainless steel sink and drainer with mixer taps. Tiled splash guard behind hob. Perspex fronted utility drawers beneath unit and overhead cabinets. Aluminium surround double glazed kitchen window. Power point. Plumbed for washing machine. Space for fridge/freezer.

Bedroom 1
4.418m x 3.597m (14' 6" x 11' 10") [Measurements taken to furthest point of room and into Juliet balcony space]
Hardwood effect laminate flooring. Ceiling light fitting. Aluminium surround double glazed doors to Juliet balcony. Slimline heater. Power points. Door to en suite shower room.

En Suite
1.435m x 1.978m (4' 8" x 6' 6") [Measurements taken to furthest point of room]
Hardwood effect vinyl flooring. Fully tiled shower cubicle. Wall mounted wash hand basin. Low level WC. Ceiling light fitting. Heated towel rail. Shaver point. Extractor fan. Splash-back wall tiling in cream. Wall mirror. Aluminium framed double glazed window to side.

Bedroom 2
2.477m x 2.470m (8' 2" x 8' 1") [Measurements taken to furthest point of room]
Fitted carpet Ceiling light fitting. Aluminium surround double glazed window, overlooking courtyard. Slimline heater. Power points.

Bathroom
1.996m x 1.663m (6' 7" x 5' 5") [Measurements taken to furthest point of room]
Tiled flooring. Ceiling light fitting. White three piece suite comprising low level WC, pedestal wash hand basin and bath. Wall mirror. Shaver point. Splash-back wall tiling in gloss white with mosaic accent. Heated towel rail. Wall mirror. Extractor fan.

Tenure & Utilities (as of September 2026).
Council Tax Band: Band E
Leasehold: Approx. 103 years remaining (125 years from 1 February 2005)
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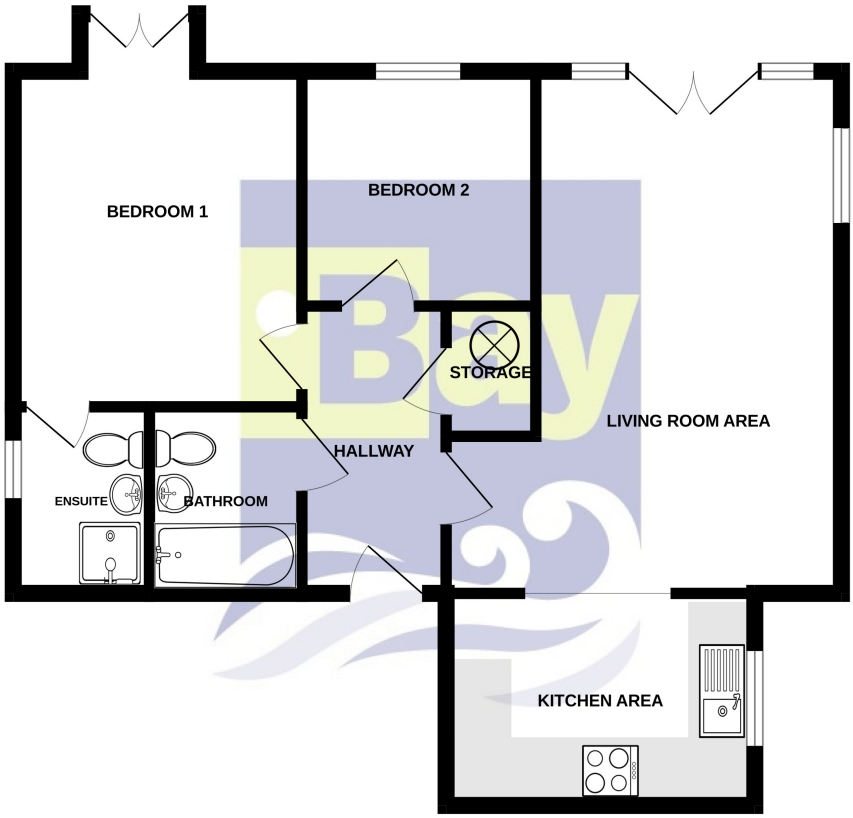
Disclaimer
All measurements, floor plans and photographs are for guidance purposes only. Photographs may be taken with a wide angled/zoom lens, and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes 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

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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Bay Estates & Lettings Agents

29, Camona Drive, Maritime Quarter, Swansea, SA1 1YJ
01792 645566
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