FOR SALE

£165,000 Leasehold



St Catherines Court, Maritime Quarter, Swansea SA1 1SD

- Two-bedroom ground floor apartment
- Currently let – attractive investment opportunity
- Open-plan living and dining area
- Electric heating
- Approximately half a mile from Swansea city centre
- Close to Swansea Marina and beach
- Allocated parking

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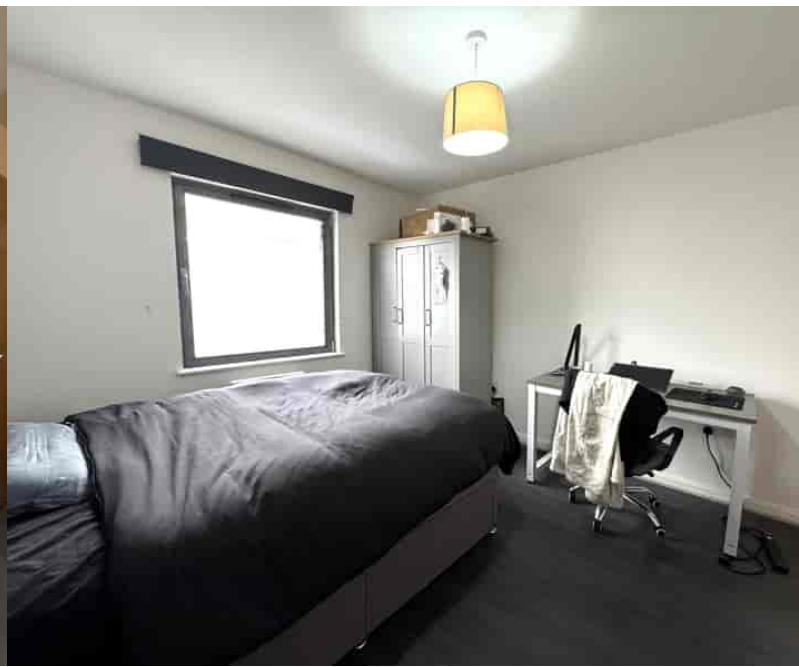




PROPERTY DESCRIPTION

Bay are pleased to present for sale this well-positioned two-bedroom ground floor apartment, situated within the Swansea's Maritime Quarter. Currently let and providing an established investment opportunity, the property offers an appealing combination of modern accommodation, convenient location and strong lifestyle appeal, making it an excellent option for landlords and investors alike. The accommodation briefly comprises a n entrance hallway, open-plan living and dining area, providing a versatile space for both relaxing and entertaining, with a modern adjoining kitchen. The kitchen is fitted with a range of contemporary units together with integrated appliances, including a oven and extractor hood. There are two double bedrooms, the main bedroom with access to en suite shower room, complemented by a modern family bathroom. The property benefits from modern dark wood-effect laminate flooring, creating a stylish and practical finish throughout, together with double glazing. The ground floor position provides particularly convenient access, while the development also benefits from allocated parking, an important feature for both residents and prospective tenants. Electric heating. Allocated parking. 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 storage cupboard, housing tank. Wall mounted entrance phone. Hardwood entrance door. Ceiling light fitting. Power points. Electricity consumer unit. Slimline heater. Doors leading to:-

Living Room Area
4.072m x 5.173m (13' 4" x 17' 0") [Measurements taken to furthest point of room, excluding adjoining kitchen]
Open-plan living room area with room for dining. Hardwood effect laminate flooring. Aluminium surround double glazed, double doors to Juliet balcony and window to side. Ceiling light fittings. Electric heaters. Power points.

Kitchen Area
4.076m x 2.680m (13' 4" x 8' 10") [Measurements taken to furthest point of room]
Tiled flooring. Adjoining contemporary kitchen featuring a range of wall and base units with mineral grey laminate worktop and integrated appliances, including double oven, hob and stainless steel splash guard and extractor hood. Stainless steel sink and drainer with mixer taps. Perspex splash-back and Perspex fronted utility drawers beneath unit. Under-cabinet down lighters. Power points. Plumbed for washing machine. Space for fridge/freezer.

Bedroom 1
3.551m x 3.698m (11' 8" x 12' 2") [Measurements taken to furthest point of room]
Hardwood effect laminate flooring. Ceiling light fitting. Aluminium surround double glazed doors to Juliet balcony. Power points. Ceiling light fitting. Slimline heater. Door to en suite shower room.

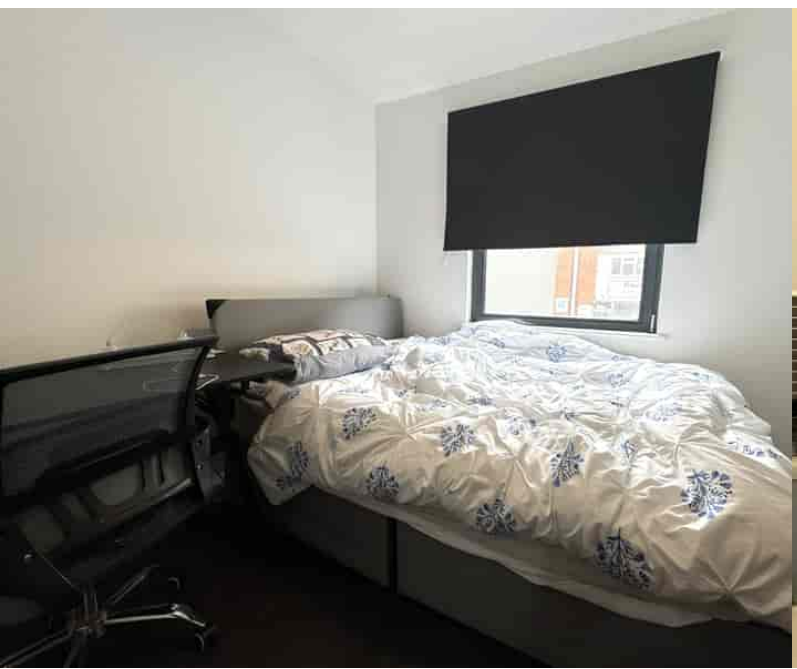
En suite
2.037m x 1.620m (6' 8" x 5' 4") [Measurements taken to furthest point of room]
Laminate flooring. Fully tiled shower cubicle with sliding shower screen doors. Pedestal wash hand basin with mixer tap. Low level WC with button flush. Ceiling lighting. Chrome towel holder. Shavers point. Extractor fan. Splash-back wall tiling in white with glass mosaic accent. Heated towel rail.

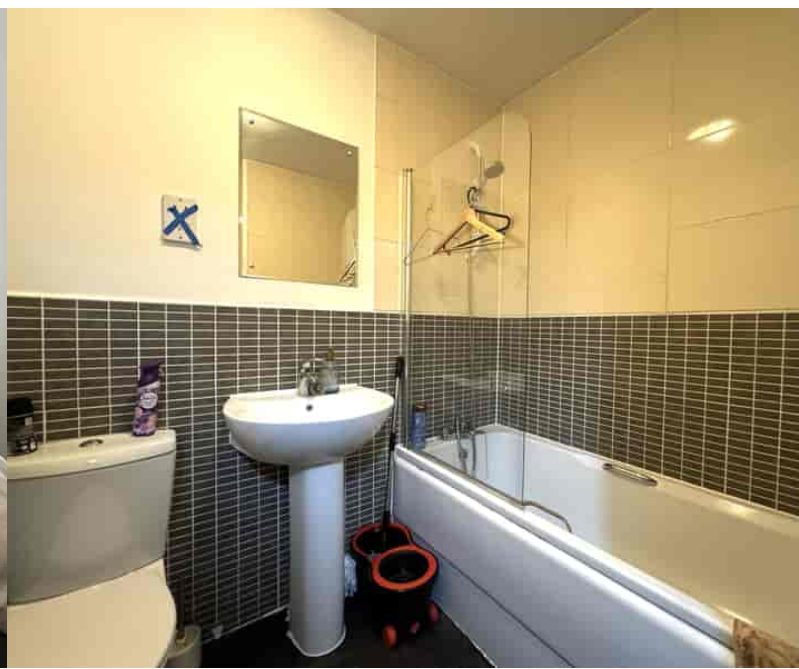
Bedroom 2
2.518m x 2.862m (8' 3" x 9' 5") [Measurements taken to furthest point of room]
Hardwood effect laminate flooring. Ceiling light fitting. Aluminium surround double glazed window. Power points. Ceiling light fitting. Slimline heater.

Bathroom
1.611m x 2.037m (5' 3" x 6' 8") [Measurements taken to furthest point of room]
Laminate flooring. Ceiling light fitting. White three piece suite comprising low level WC with button flush, pedestal WHB and bath with shower attachment and glass screen. Partial splash-back wall tiling with feature full wall tiling behind bath. Heated towel rail. 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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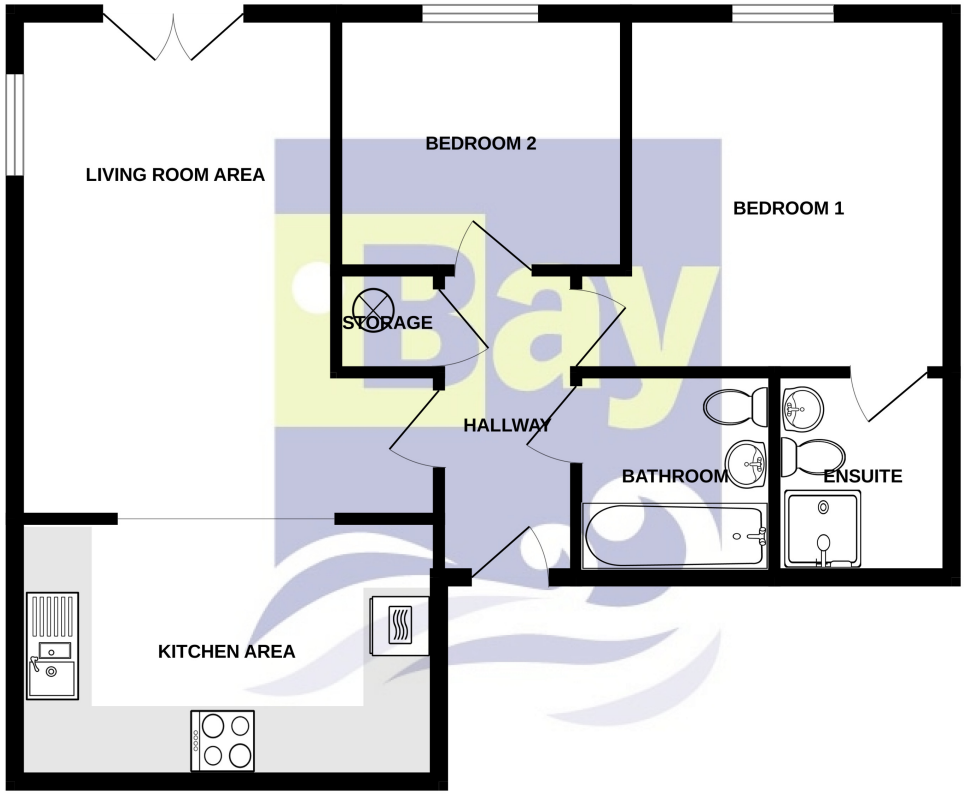
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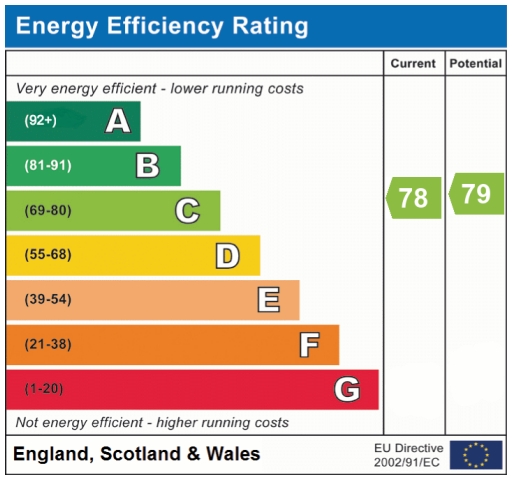


FLOORPLAN & EPC

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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