FOR SALE

£89,000 Leasehold



St Nicholas Square, Maritime Quarter, Swansea, West GlamorganSA1 1UG

- One Bedroom Apartment
- First Floor
- Gas Central Heating
- Investment Opportunity
- Lease Extension in Place
- No allocated parking; permit/on-street parking options available locally, subject to availability

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PROPERTY DESCRIPTION

A fantastic opportunity to purchase a one-bedroom first-floor apartment (no lift) in Swansea's popular Maritime Quarter, now offered at the attractive reduced price of £89,000.

The property has been recently modernised, including the kitchen and bathroom, and benefits from an extended lease with approximately 147 years remaining as of September 2026. Whether you're looking for a first home, a coastal city base or an investment opportunity, this property offers excellent potential at an appealing price. The accommodation briefly comprises an entrance porch leading into the hallway, a double bedroom, bathroom with shower, comfortable living room and a separate kitchen with pantry. The property also benefits from gas central heating.

While there is no allocated parking, permit parking and other on-street parking options are available within the surrounding area, subject to local restrictions and availability.

EPC Rating - C. Viewing is highly recommended! Virtual viewing video available. At time of publication: Leasehold: 189 years less 3 days from and including 24 June 1984 (147 years remaining)). Ground Rent: £100 p.a. Service Charge: £2,100 p.a. Council Tax: Band C. Please refer to Ofcom checker for mobile signal and coverage. Tenant in-situ.

Early viewing is strongly recommended – particularly at this newly reduced price of £89,000.





ROOM DESCRIPTIONS

Hallway
Hardwood entrance door into entrance porch, leading to main hallway. Two ceiling light fittings. Hardwood effect laminate flooring. Door to storage cupboard. Wall mounted entrance phone. Radiator.

Living Room
3.013m x 3.609m (9' 11" x 11' 10") [Measurements taken to furthest point of room]
Hardwood effect laminate flooring. White uPVC surround double glazed window to front and two windows to side. Radiator. Ceiling light fitting.

Kitchen
2.140m x 3.533m (7' 0" x 11' 7") [Measurements taken to furthest point of room, not including pantry]
Hardwood effect laminate flooring. A range of wall in base units, incorporating a laminate worktop with inset stainless steel sink and drainer unit. Space for freestanding oven and undercounter fridge and freezer. Wall mounted Worcester gas combi boiler. Splash-back wall tiling. White uPVC surround double glazed window. Ceiling light fitting. Door leading to pantry, plumbed for washing machine.

Bedroom
3.578m x 2.535m (11' 9" x 8' 4") [Measurements to furthest point of room] Hardwood effect laminate flooring. Ceiling light fitting. White uPVC surround double glazed window. Radiator.

Bathroom
2.009m x 1.695m (6' 7" x 5' 7") [Measurements taken to furthest point of room]
Tile flooring. Splash-back wall tiling. White three piece suite comprising panelled bath with Triton electric shower, pedestal wash hand basin and low level WC. White uPVC surround double glazed window with privacy glass. Ceiling light fitting. Radiator.

Tenure & Utilities (as of September 2026)
Leasehold: 189 years less 3 days from and including 24 June 1984 (147 years remaining), expiring on 21st June 2173
Management Company: Residential Management Group Limited (RMG)
Ground Rent: £100 p.a. (Rising to £150 p.a.)
Service Charge: £2,100 p.a.
Council Tax: Band C

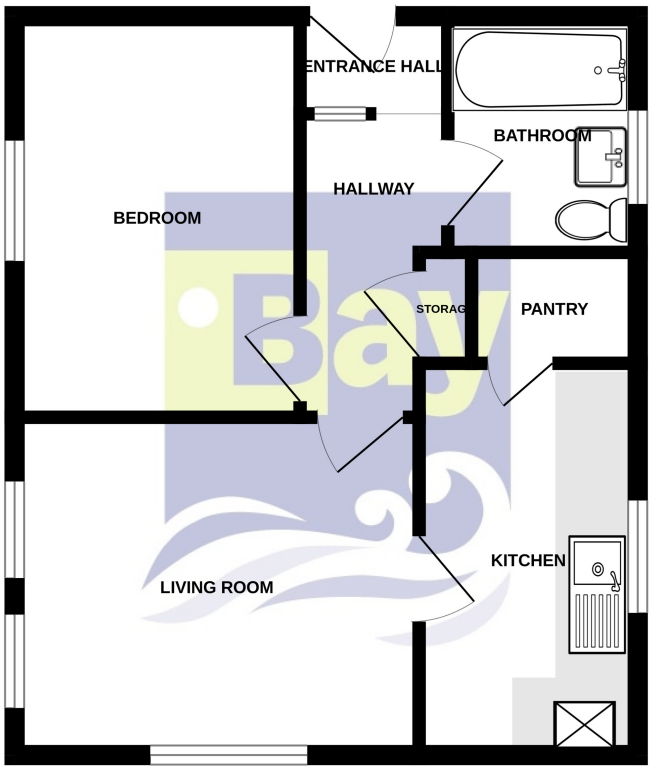
Disclaimer
All measurements, floor plans and photographs are for guidance purposes only. Photographs may be taken with a wide angled/zoom lens, and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes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



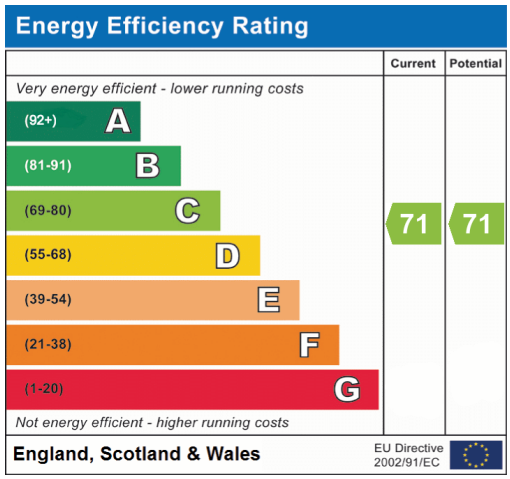


FLOORPLAN & EPC

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.
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