FOR SALE

£139,950 Leasehold



Arethusa Quay, Maritime QuarterSWANSEASA1 3XH

- Top floor one bedroom apartment
- Outstanding views over the Marina basin
- Private balcony overlooking the waterfront
- Open-plan living room / kitchen area
- Double bedroom with Marina views
- Bathroom with bath and electric shower over
- Sought-after Maritime Quarter location
- Hallway with attic access
- Gas central heating
- Allocated car parking space

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PROPERTY DESCRIPTION

Bay are delighted to offer for sale this one bedroom apartment in the sought-after Arethusa Quay. Occupying a desirable top-floor (second floor) position, this one-bedroom apartment enjoys superb views along the Marina basin and offers an excellent opportunity for owner-occupiers, first-time buyers and investors alike. The accommodation briefly comprises an entrance hallway with access to the attic via a loft hatch, providing additional storage potential. An open-plan living room area, featuring a private balcony, offering fantastic views down the length of the Marina. An adjoining fitted kitchen. The double bedroom benefits from pleasant Marina views. The bathroom is fitted with a white suite including a bath with electric shower over, and a useful built-in storage cupboard. Situated in the heart of Swansea's popular Maritime Quarter, the property is ideally placed for the Marina, seafront promenade, city centre, restaurants, cafés and leisure facilities, making it an ideal waterside home in a highly desirable location. Gas central heating. Allocated parking. Prospective purchasers are advised to refer to the Ofcom checker for mobile signal and broadband coverage. At time of publication: Leasehold: 146 years remaining (189 years from 23 March 1983). Annual Service Charge: £1,000. Council Tax: Band D. EPC Rating: C . Tenant currently in situ at time of publication. 46 square metres.





ROOM DESCRIPTIONS

Hallway
Hardwood entrance door. Door leading to storage cupboard, housing electricity consumer unit;. Hardwood effect laminate flooring. Ceiling light fitting. Wall mounted intercom. Hatch to attic storage. Doors leading to;-

Living Room Area
7.857m x 3.438m (25' 9" x 11' 3") [Measurements taken to furthest point of room to include kitchen area]
Fitted carpet. ceiling light fitting. White uPVC surround double glazed window to front and double doors leading to a balcony with Marina views. Radiator.

Kitchen Area
2.605m x 2.616m (8' 7" x 8' 7") [Measurements taken to furthest point of Area]
Adjoining the living room area. Ceiling light fitting. Hardwood effect laminate flooring. A range of wall and base units, incorporating sink and half bowl with drainer unit. Plumbed for washing machine. Space for under counter fridge and freezer. Space for oven. Wall mounted combi boiler. White uPVC surround double glazed window. Partial splash-back wall tiling. Power points. Radiator.

Bedroom
2.662m x 3.810m (8' 9" x 12' 6") [Measurements taken to furthest point of room]
Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window with views over Marina. Radiator

Bathroom
2.200m x 2.679m (7' 3" x 8' 9") [Measurements taken to furthest point of room to include storage cupboard]
Tile effect vinyl flooring. Partial splash-back wall tiling, fully tiled behind bath. Panelled bath with shower over and glass screen. Low level WC. Pedestal wash hand basin. Radiator. White uPVC surround double glazed window with privacy glass. Door to storage cupboard.

External
Allocated parking space.

Tenure & Utilities (as of November 2026)
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Annual Service Charge: £1,000
Council Tax: Band D.
EPC Rating: C .
Tenant currently in situ at time of publication
46 square metres

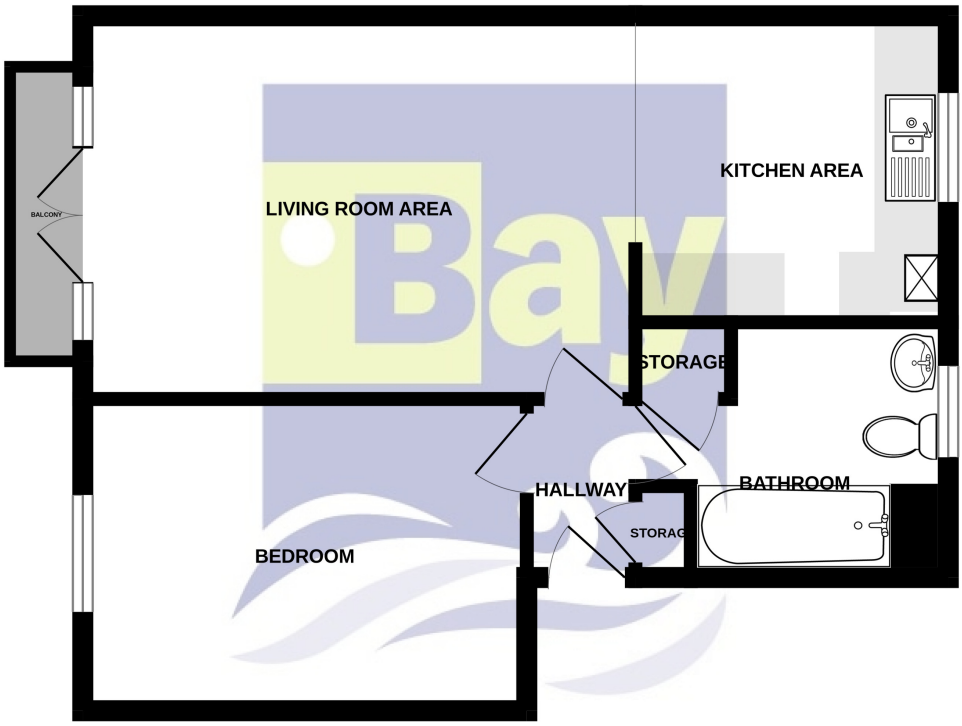
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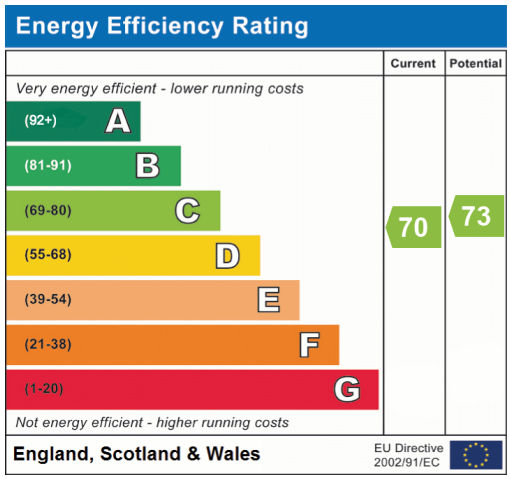


FLOORPLAN & EPC

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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