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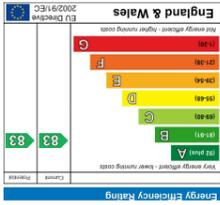
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and any other areas are approximate and responsibility is taken for any error of detail, omission and duplication shown here and no guarantee is given as to their accuracy or otherwise. This plan is the intended purchase only and should be used as such by any prospective purchaser. The service, systems and appliances shown here are not guaranteed.

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SECOND FLOOR

FLOOR PLAN



EPC



AREA MAP



12 St Margarets Court
 Marina, Swansea, SA1 1JZ
 Asking Price £169,950



GENERAL INFORMATION

This modern second-floor apartment offers a delightful living space for those seeking comfort and style. Boasting an open-plan lounge diner that seamlessly flows into the kitchen, this property is perfect for entertaining guests or simply relaxing after a long day.

With two bedrooms, including a master bedroom with its own ensuite bathroom, this apartment provides the perfect retreat for a small family, couple, or individual looking for a touch of luxury. The property's modern design ensures a contemporary feel throughout, making it a truly inviting space to call home.

Offering allocated parking for one vehicle, gas central heating and no ongoing chain

Don't miss out on the opportunity to own this charming apartment in Swansea's Marina district. Embrace a modern lifestyle in a vibrant coastal setting - book a viewing today and step into your new home! No EWS1 currently in place.

FULL DESCRIPTION

ENTRANCE

Stairs leading to 2nd floor.

HALLWAY

Door to cupboard housing hot water tank. Wall mounted telephone entrance system.

LOUNGE DINER

26'6" x 14'1" (8.1 x 4.3)

Double glazed window and French doors Juliet balcony with partial sea views. GCH radiator. TV and telephone points open:



KITCHEN

Range of wall, base and drawer units with complementary worktop over. Stainless steel double oven. Four ring gas hob with stainless steel extractor hood above. Wall cupboard housing gas central heating boiler. Space for washing machine and fridge freezer.

MASTER BEDROOM

13'1" x 10'9" (4.0 x 3.3)

Double glazed window and French door with Juliet balcony and courtyard views GCH radiator. Sliding doors too:

ENSUITE

White suit comprising W.C pedestal, wash hand basin and step in shower. GCH radiator. Shaver point.

BEDROOM TWO

13'1" x 7'10" (4.0 x 2.4)

Double glazed window with courtyard views. GCH radiator.



PARKING

Allocated surface parking space

TENURE

Leasehold
Lease term 125 from February 2005
Service charge £1690.32 Pa
Ground rent £100

COUNCIL TAX BAND E

EPC RATING B

UTILITIES

Electric - yes
Gas - yes
Water - meter
Broadband-
You are advised to refer to com checker for mobile signal and coverage

FURTHER INFORMATION

No holiday lets.

