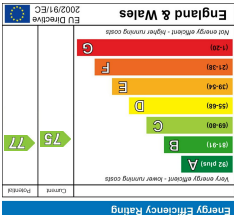
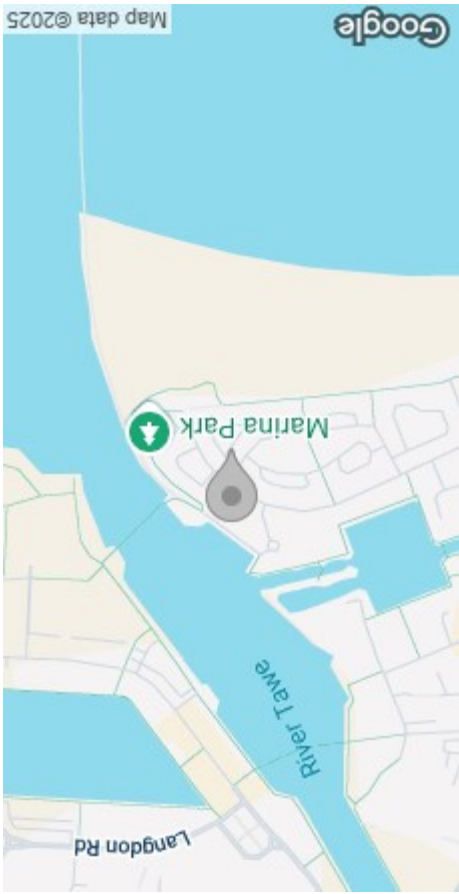


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN





GENERAL INFORMATION

An opportunity to purchase a well presented ground-floor apartment, St Margarets Court in the picturesque Maritime Quarter of Swansea within walking distance to the Bay. Comprising two bedrooms, master with en-suite shower room, Separate bathroom and open plan living, diner and kitchen. One of the highlights of this property is the south facing terrace. Imagine sipping your morning coffee or enjoying a glass of wine in the evening while taking in the fresh sea air. No need to worry about parking, as this apartment comes with an allocated parking space, ensuring convenience and peace of mind for residents. Whether you're a first-time buyer, a couple looking to downsize, or an investor seeking a lucrative opportunity, this apartment offers the perfect blend of comfort, style, and convenience. Don't miss out on the chance to make this beautiful property your new home!

FULL DESCRIPTION

Ground floor.

HALLWAY

Door to airing cupboard housing hot water tank, wall mounted telephone entrance system.

LOUNGE/DINING

21'6 approx x 14'3 approx (6.55m approx x 4.34m approx)

Double glazed window and french doors with glazed side panels leading to a sit out balcony with views of the dunes and promenade. Gas central heating radiator. T. V and telephone points. Open to;



KITCHEN

Range of wall, base and drawer units with complimentary work top over. Stainless steel eye level double oven. Four ring gas hob with stainless steel extractor hood above. Wall cupboard housing gas central heating boiler. Free standing washing machine, dishwasher and fridge freezer which will remain. Double glazed window. Porcelain floor tiles.

MASTER BEDROOM

13'2 x 9'5 (4.01m x 2.87m ) Double glazed window and french door with juliet balcony and courtyard views . Fitted wardrobes. Gas central heating radiator. Sliding door to:

ENSUITE

White suite comprising W.C, pedestal wash hand basin and step in shower. Gas central heating radiator. Tiled floor. Shaver point.

BEDROOM TWO

10'2 x 9'5 (3.10m x 2.87m ) Double glazed window with courtyard views. Gas central heating radiator.

BATHROOM

White suite comprising W.C, wash hand basin recessed into the vanity unit and bath with shower over and shower screen. Full height tiling to all walls. Shaver point.

PARKING

Allocated surface parking space.

TENURE

Leasehold Lease term 125 years from 1 February 2005. Service charge £1700 approx. pa Ground rent £100 pa

COUNCIL TAX BAND F

EPC RATING C

UTILITIES

Electric - Yes Gas - Yes Water - meter Broadband - not connected You are advised to refer to Ofcom checker for mobile signal and coverage.

FURTHER INFORMATION

No holiday lets.

