



EPC



AREA MAP

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FLOOR PLAN



42 St Stephens Court,  
 Marina, Swansea, SA1 1SG  
**£192,000**



## GENERAL INFORMATION

A stylish two-bedroom top-floor apartment with views across Swansea Marina and ideally situated to a wide range of local amenities. The property features a bright open-plan lounge diner with access to a sit-out balcony overlooking the courtyard and offering access to the modern kitchen which enjoys views across the marina. The master bedroom benefits from its own ensuite and private balcony with marina views, while the second bedroom features impressive vaulted ceilings. A well-appointed shower room completes the accommodation. Additional benefits include allocated parking and gas central heating. Offering no ongoing chain, this property needs to be viewed to appreciate the property.

## FULL DESCRIPTION

### ENTRANCE

Top floor, stair access.

### HALLWAY

Storage cupboard. Cupboard housing hot water cylinder. Intercom. Radiator.

### MASTER BEDROOM

12'4" x 10'1" (3.76 x 3.07)

Double glazed french door leading to a decked sit out balcony with views towards the boatyard and SA1 Marina. Vaulted ceiling. Gas central heating radiator. T. V point.

Door to;

### ENSUITE

White suite comprising W. C, pedestal wash hand basin and step in shower. Gas central radiator. Double glazed window.



### BEDROOM TWO

12'2" x 10'1" (3.71 x 3.07)

Double glazed window with views towards the SA1 Marina. Vaulted ceiling. Gas central heating radiator.

### LOUNGE DINER

15'3" x 13'8" (4.65 x 4.17)

Double glazed french doors leading to a decked sit out balcony with views of the courtyard. Gas central heating radiator. T. V and telephone point. Spotlights.



### KITCHEN

9'1" x 7'8" (2.77 x 2.34)

Range of "cappuccino" high gloss wall, base and drawer units with black work top. Cupboard housing gas central heating boiler. Double oven. Four ring induction hob with glass splash back and stainless steel chimney hood extractor fan. Space for dishwasher, washing machine and fridge freezer. Stainless steel one and half bowl sink with drainer and mixer tap. Double glazed picture window.

### SHOWER ROOM

White suite comprising W. C, wash hand basin recessed into a wall mounted vanity unit and walk in shower. Half height tiling to walls. Gas central heating radiator. Recently been modernised.



### EXTERNAL

Allocated surface parking.

### TENURE

Lease term 125 years from 2007  
Service charge £2255.19 pa  
Ground Rent £100 pa

### COUNCIL TAX BAND E

### EPC RATING

### FURTHER INFORMATION

No Air BnB.  
No chain.