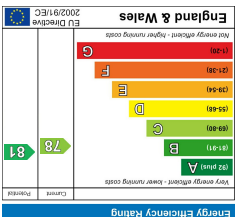


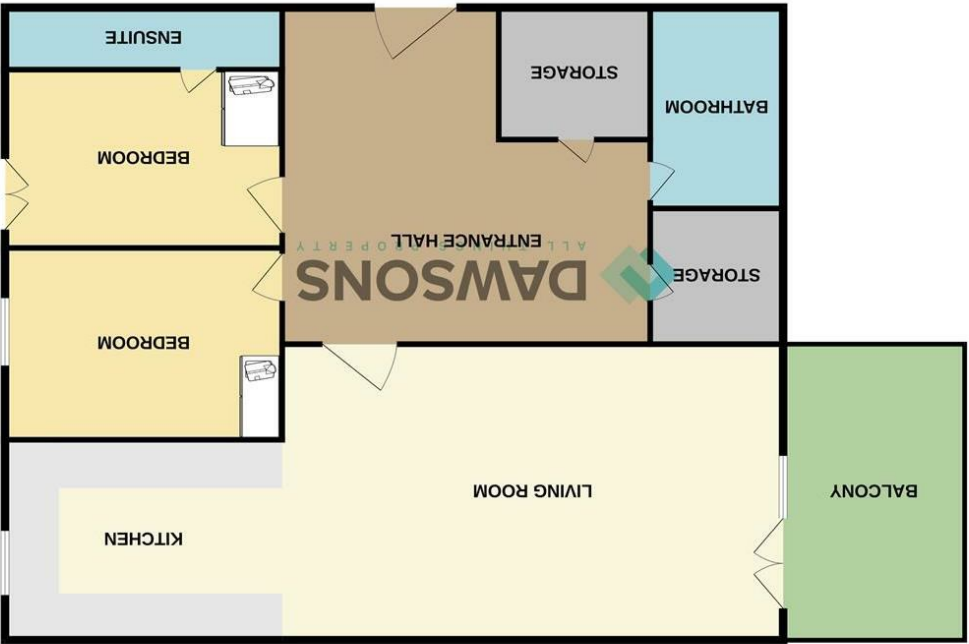
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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



47 ST. STEPHENS

FLOOR PLAN



GENERAL INFORMATION

Nestled in the vibrant Maritime Quarter of Swansea and benefitting from views of the Marina boat yard and beyond, this second floor apartment offers two well-proportioned bedrooms, bedroom one with ensuite and juliet balcony, ensure ample room for rest. The lounge diner offers access to a modern kitchen and sit out balcony.

The Maritime Quarter is renowned for its picturesque waterfront views and lively atmosphere, providing residents with easy access to a variety of local amenities, including shops, restaurants, and recreational activities. Living in this sought-after area means you can enjoy leisurely strolls along the marina or partake in the community events that Swansea has to offer. This property presents an excellent opportunity for those looking to embrace a coastal lifestyle while being close to the heart of the city. Whether you are considering a new home or an investment opportunity, this apartment in the Maritime Quarter is sure to impress with its appealing features and prime location. Don't miss the chance to make this delightful space your own.

FULL DESCRIPTION

ENTRANCE

Stairs to second floor.

HALLWAY

Intercom. Two storage cupboards, one housing hot water tank. GCH radiator.

BEDROOM ONE

12'2" x 10'3" (3.72 x 3.13)

Double glazed French door to juliet balcony with views over the boat yard and Marina. GCH radiator. TV and telephone points. Fitted wardrobes with mirrored sliding doors. Door to;

ENSUITE

White suite comprising Wc, pedestal wash hand basin and step in shower. Full height tiling to all walls. GCH radiator. Double glazed window. Shaver point.



BEDROOM TWO

12'2" x 10'3" (3.72 x 3.13)

Double glazed window with views over the boat yard . Fitted wardrobes with mirrored sliding doors. Telephone point. GCH radiator.

BATHROOM

6'10" x 6'2" (2.09 x 1.88)

White suite comprising W.C, pedestal wash hand basin and bath with shower over and shower screen. Full tiling to all walls. Shaver point. Double glazed window. Chrome heated towel rail.



LOUNGE DINER

15'7" x 13'9" (4.75 x 4.20)

French door with glazed side panel. Three GCH radiators. TV and telephone points . Archway to;

KITCHEN

9'6" x 7'10" (2.92 x 2.40)

Range cappuccino wall, base and drawer units with complimentary worktop above. Integrated fridge freezer, washer dryer and dishwasher. One and half bowl circular sink with drainer and mixer tap. Stainless steel double oven. Four ring gas hob with glass splash back and extractor fan over. Double glazed window. Cupboard housing gas central heating boiler.

PARKING

One allocated parking space.

TENURE

Leasehold
Lease term 125 years , 109 remaining
Service charge £1000.38 per half year.
Ground rent £100 pa

UTILITIES

Electric - Yes
Gas - Yes
Water - Yes
Broadband Yes
You are advised to refer to Ofcom checker for mobile signal and broadband coverage.

COUNCIL TAX BAND E

EPC RATING C

