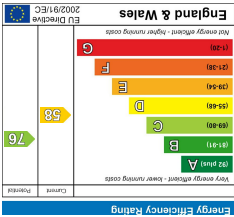
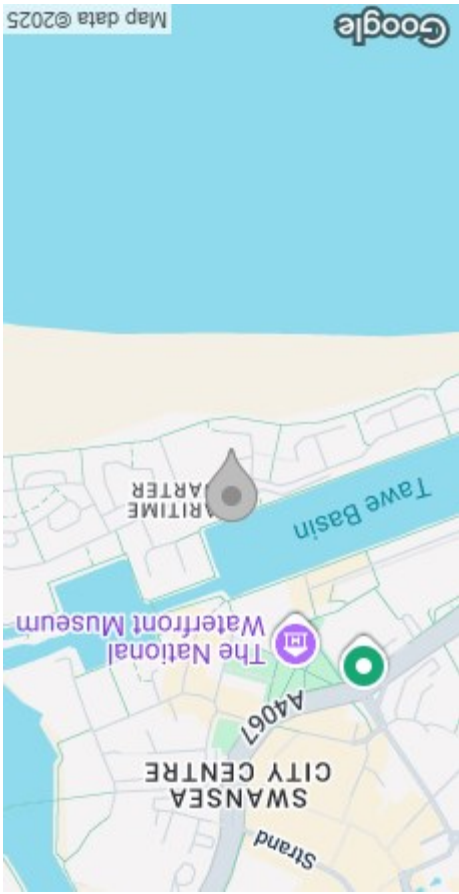


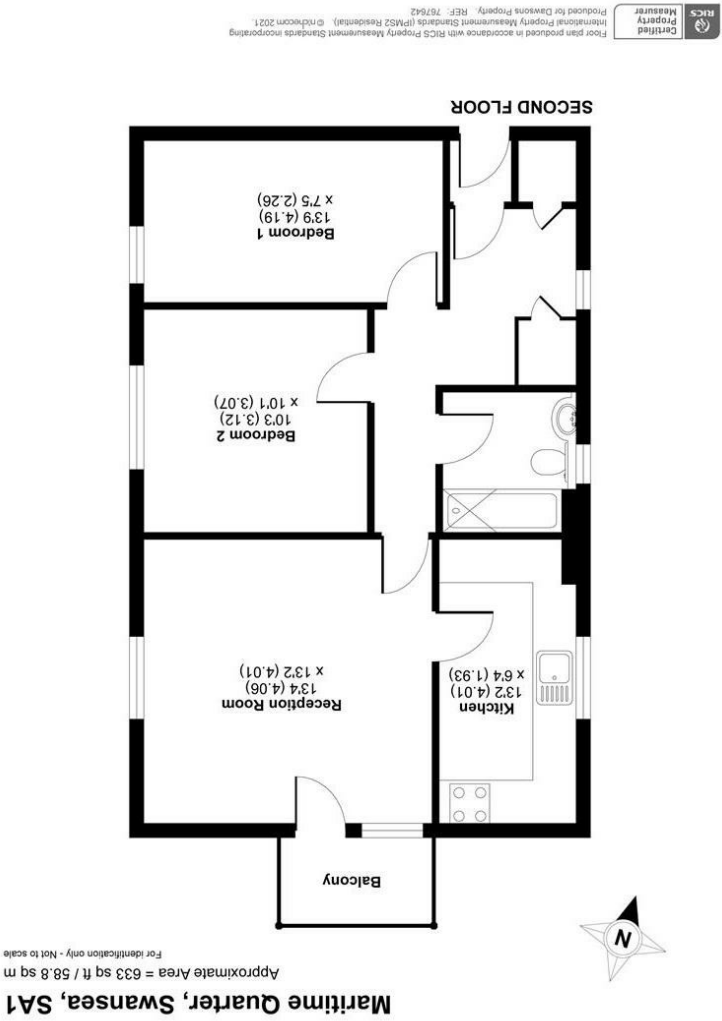
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

We are excited to offer for sale this modernised two-bedroom top-floor apartment, boasting sea views of Swansea Bay. Finished in a contemporary style, the lounge offers plenty of natural light and leads out onto a sit-out balcony where you can enjoy views towards the beach, the perfect setting to unwind after a busy day. The separate kitchen has been thoughtfully updated along with a modern bathroom.

Located in the heart of the Marina, the property is in close proximity to the beach, local shops, restaurants, bars and Swansea Marina, making it an ideal choice for those looking to enjoy both convenience and coastal living.

Over the last three years, this apartment has undergone several key upgrades, ensuring maximum comfort and efficiency: Electric boiler and modern radiators with a Hive thermostat provide efficient heating throughout the apartment. The apartment has been updated with a new consumer unit, enhancing electrical safety and functionality. The windows are dressed with made-to-measure fabric blinds, adding a stylish touch. Carpets replaced in both bedrooms. Shower fitted with a Salamander booster pump. With loft access and upgraded insulation, the property offers additional storage space. The apartment comes with the added convenience of a designated parking space, ensuring you have a spot for your vehicle.

Whether you're taking a stroll along the beach, enjoying a bike ride along nearby cycling routes, or heading out for a meal, there's always something to do. With Swansea Arena just around the corner, you'll have access to entertainment, concerts, and cultural events all year round. Whether you're looking for a full-time residence or a weekend getaway, this property offers a perfect balance of convenience, comfort, and coastal charm. Don't miss the opportunity to make this exceptional apartment your new home

EPC Rating D

FULL DESCRIPTION

ENTRANCE

Stairs to second floor.

HALLWAY

LOUNGE

13'02 x 13'05 (4.01m x 4.09m)

KITCHEN/BREAKFAST

13'02 x 6'04 (4.01m x 1.93m)

BEDROOM 1

10'04 x 10'0 (3.15m x 3.05m)

BATHROOM

6'10 x 6'04 (2.08m x 1.93m)

BEDROOM 2

7'05 x 13'08 (2.26m x 4.17m)

EXTERNALLY

Allocated Parking Space



TENURE

Lease term
Lease 125 years from 1985
Service Charges - £2,000
Ground Rent - Peppercorn

UTILITES

Electric - Octopus, Smart meter
Gas - No
Water - Metered
Broadband - Currently Talk Talk.
You are advised to refer to Ofcom checker for mobile signal and coverage.

COUNCIL TAX BAND E

FURTHER INFORMATION

Furniture available by separate negotiation
Pets allowed with permission from management company
Available for sub letting but not holiday lets
Regular bus routes nearby.

