



25 St. Nicholas Square Marina, Swansea, SA1 1UG

Asking Price £112,000



FULL DESCRIPTION

ENTRANCE

Communal entrance with stairs to third floor.

HALLWAY

Vestibule with door into hallway, radiator,storage cupboard.

BEDROOM

12'02 x 8'11 (3.71m x 2.72m)

Rear window,radiator

BATHROOM

Obscured window, panelled bath with shower over and screen , wash hand basin and W.C

LOUNGE

12'03 x 10'04 (3.73m x 3.15m)

Tow windows, radiator, tv point, door into:

KITCHEN/DINER

14'10 x 7'06 (4.52m x 2.29m)

Rear window, a range of wall and base units with worksurface over, gas hob, electric oven,chimney hood, under counter space for fridge, freezer, and washer dryer, cupboard housing gas boiler. door to walk in larder unit.

LEASEHOLD

Leasehold

Lease term 159 years from 25 December 2013 expiring on 24 December 2173

Service charge £2,106 per annum

Ground rent £100 per annum

COUNCIL TAX BAND C

UTILITIES

Electric - Yes - E.ON

Gas - Yes - E.ON

Water - Yes - Welsh Water

Broadband - No

You are advised to refer to Ofcom checker for mobile signal and coverage.

FURTHER INFORMATION

AREA MAP



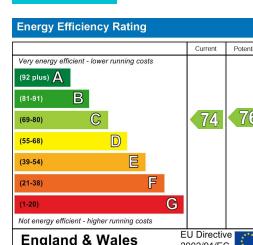
Map data ©2026 Google

FLOOR PLANS

GROUND FLOOR



EPC



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