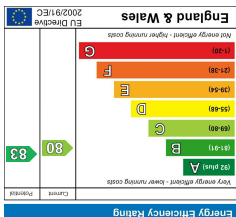
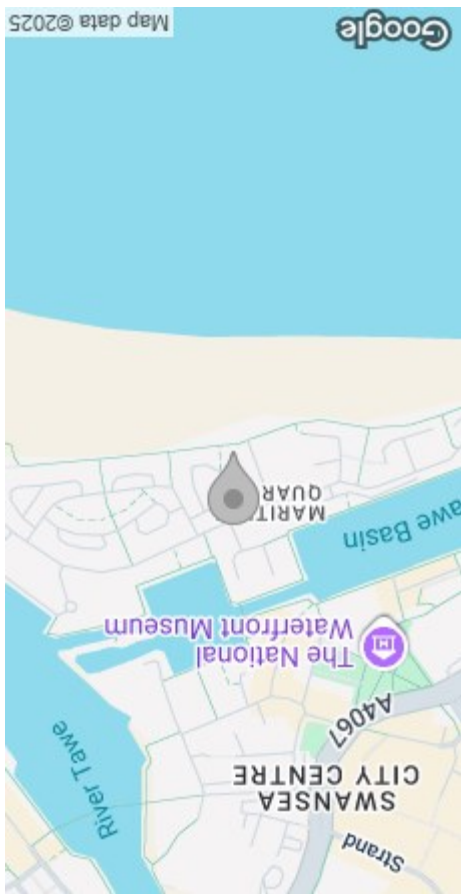


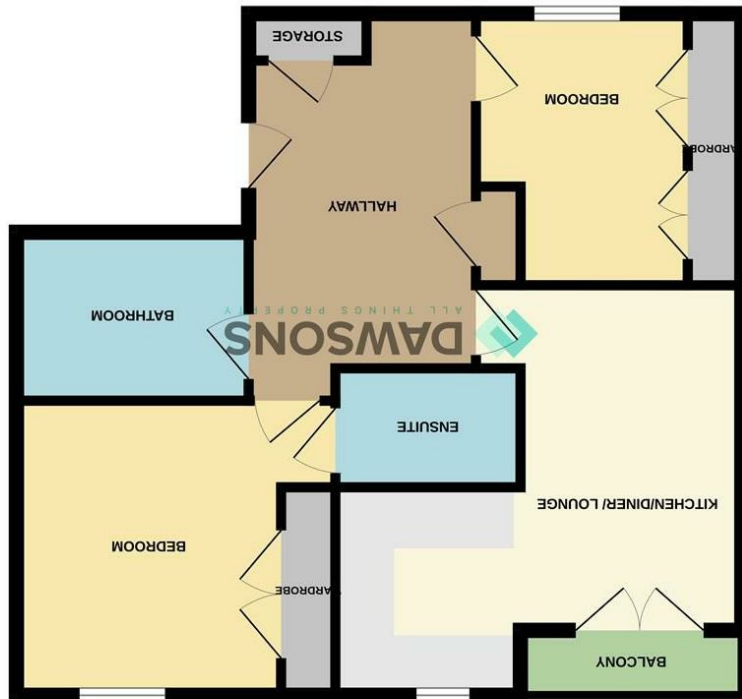
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



GROUND FLOOR

FLOOR PLAN



49 St. Christophers Court

Marina, Swansea, SA1 1UA

Guide Price £236,000



GENERAL INFORMATION

Nestled in the desirable Maritime Quarter of Swansea, this lovely first-floor apartment at St. Christophers Court offers a delightful blend of comfort and coastal living with sea views. With two bedrooms and two modern bathrooms plus allocated parking this residence is perfect for individuals or couples looking for a serene retreat by the sea.

As you enter the apartment, you are greeted by a spacious hallway and reception room that invites natural light, creating a warm and welcoming atmosphere. The highlight of this property is undoubtedly the sit-out balcony, where you can enjoy beach views and the gentle sounds of the waves.

The location is simply superb, with the picturesque promenade just a leisurely stroll away. Here, you can enjoy scenic walks along the waterfront, indulge in local cafes, or partake in various recreational activities. Additionally, the apartment is conveniently close to a range of amenities, ensuring that all your daily needs are easily met.

This apartment not only offers a comfortable living space but also the opportunity to embrace a coastal lifestyle in one of Swansea's most sought-after locations. Whether you are looking to buy or rent, this property is a must-see for anyone wishing to enjoy the best of seaside living.

FULL DESCRIPTION

ENTRANCE

Via communal Hallway with stairs to first floor.

HALLWAY

Window to rear. Wall mounted electric Radiator. Broadband point. Door to storage cupboard. Door to Airing Cupboard housing hot water tank. Tiled effect flooring.

BEDROOM TWO

14'5" x 8'4" (4.4 x 2.55)

Window to rear. Fitted wardrobes. Radiator.

BEDROOM ONE

12'0" x 10'2" (3.67 x 3.12)

Window to front. Radiator. Fitted Wardrobes. Door into;

ENSUITE SHOWER ROOM

Separate shower cubicle. Low level W.c. Pedestal Washy hand basin. Tile effect vinyl flooring. Heated towel rail. Tiled walls.



OPEN PLAN LOUNGE/ KITCHEN / DINER

17'6" x 10'7" (5.34 x 3.23)

LOUNGE

Tile effect vinyl flooring. Radiator. Space for table and chairs. Tv Point. French doors to sit out balcony boasting views of the Bay. Open to;

KITCHEN

11'1" x 7'9" (3.40 x 2.38)

Window to front with views over the Bay. A range of wall, base and drawer units with complimentary work surface over. Tile effect flooring. Four ring electric hob with extractor fan over. Integrated slim line dishwasher. Circular bowl sink with mixer tap. Integrated oven and grill. Integrated fridge freezer.

PARKING

Allocated Parking.

UTILITIES

Electric - Yes
Gas - No
Water - Part of the Annual Service Charge
Broadband - Yes
You are advised to refer to Ofcom checker for mobile signal and coverage.

TENURE

Lease term
Lease 125 years from 2006
Service Charges - £948.05 paid half yearly
Ground Rent - £100 pa
Management Company - First port

COUNCIL TAX BAND F

FURTHER INFORMATION

We have been advised by the current vendors, Holiday lets are allowed with permission from the management company a fee is payable for this.
Pets allowed with permission from management company, a fee is payable for this.

EPC RATING C

