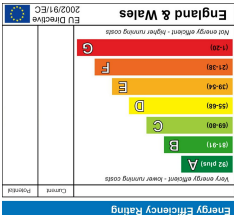


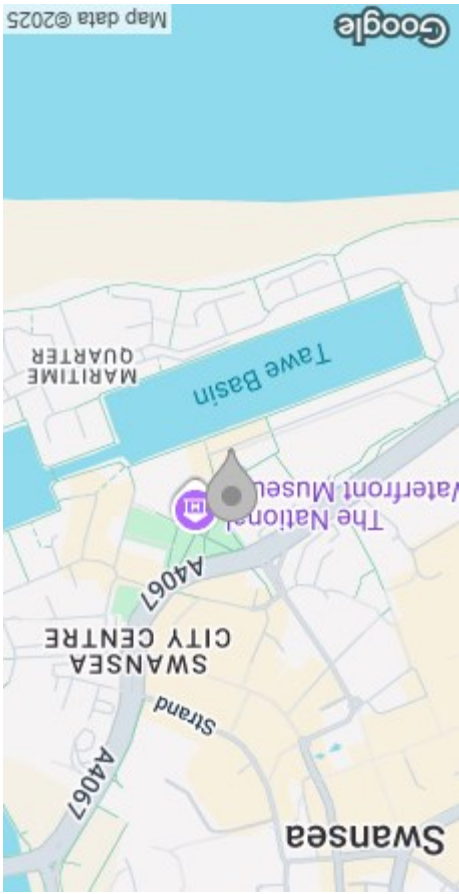


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EPC



AREA MAP



FIRST FLOOR

FLOOR PLAN



17 Anchor Court, Victoria Quay  
Maritime Quarter, Swansea, SA1 3XA  
£249,950





GENERAL INFORMATION

A waterfront Apartment with Panoramic Marina Views.

Located on the first floor, this two-bedroom apartment offers breathtaking panoramic views of the marina. The lounge diner seamlessly flows onto a paved sun terrace, perfect for relaxing or entertaining while enjoying the waterside atmosphere.

The apartment features a contemporary kitchen which overlooks the lounge diner and modern bathroom, both designed with the highest standards of comfort in mind. Additional benefits include an allocated parking space for convenience.

Whether you're looking to unwind by the water or explore the vibrant marina, this property is the perfect location offering easy access to local amenities, cafes, restaurants and bars along with access to the City center and beach.

FULL DESCRIPTION

ENTRANCE

Through a secure communal door. Stairs to first floor.

HALLWAY

Video intercom. GCH radiator. Cupboard with shelving and space for tumble drier.

BEDROOM TWO

10'9" x 4'10" to wardrobes (3.28 x 1.49 to wardrobes)  
Double glazed window to rear. Fitted wardrobes with sliding mirrored door. Cupboard housing hot water tank. GCH radiator.

BEDROOM ONE

12'2" x 9'4" (3.72 x 2.86)  
Double glazed window to rear. Fitted wardrobes with sliding mirrored doors. Tv point situated in the wardrobe. GCH radiator.



BATHROOM

7'4" x 5'10" (2.24 x 1.79)  
White suite comprising WC and wash hand basin recessed into a vanity unit with cupboards and P shaped bath with shower over and shower screen. Chrome heated towel rail. Shaver point. Full tiled wall and floor.

KITCHEN

9'4" x 8'9" (2.85 x 2.68)  
A range of light grey wall, base and drawer units with wood effect worktop and tiled splash back above. Space for washing machine and fridge freezer. Induction hob with integrated extractor fan above. Stainless steel single eye level oven.



LOUNGE DINER

Double glazed patio doors leading to a paved sun terrace with panoramic views of the marina. GCH radiator. TV point. Wood effect fire surround with feature electric fire.

PARKING

Allocated parking space

TENURE

Share of freehold  
Lease term 999 years, 957 remaining  
Service charge £1.200 pa

COUNCIL TAX BAND C

EPC RATING TBC

UTILITIES

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

