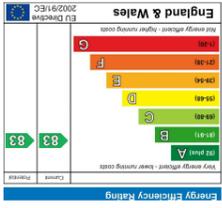


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements, dimensions and volumes are approximate and should be used as a guide only. The floorplan is not intended to be used as a legal document. It is the responsibility of the purchaser to verify the accuracy of the floorplan.



EPC



AREA MAP



GROUND FLOOR

FLOOR PLAN



31 St Stephens Court
 Marina, Swansea, SA1 1SA
Asking Price £189,950

GENERAL INFORMATION

Welcome to this charming apartment located in the desirable St Stephens Court and nestled within the vibrant Maritime Quarter of Swansea.

The property boasts a well-designed layout and comprises two double bedrooms, master with ensuite and Juliette balcony with views towards the SA1 Marina, an open plan lounge, which leads to a modern kitchen, offers a sit out balcony with courtyard views and a further bathroom.

Also benefitting from gas central heating and allocated parking.

Living in the Maritime Quarter offers a unique lifestyle, with easy access to a variety of local amenities including shops, restaurants, and recreational activities, all within a short stroll from their doorstep.

This apartment presents an excellent opportunity for those seeking a contemporary living space in a vibrant community. Do not miss the chance to make this lovely apartment your new home in Swansea.

FULL DESCRIPTION

ENTRANCE

Enter via communal door with lift and stairs access to third floor.

HALLWAY

Intercom. Carpet. Door to walk in storage cupboard with heating/hot water system. Gas central heating radiator.

MASTER BEDROOM

13'11" x 9'11" (4.25 x 3.03)

Double glazed window, with Juliet balcony. Tv and telephone points. Gas central heating radiator. Door into;

ENSUITE

7'6" x 4'1" (2.31 x 1.27)

White suite comprising WC and pedestal wash hand basin. Fully tiled walls, and step in shower. Shaver point.



BEDROOM TWO

12'3" x 10'2" (3.75 x 3.10)

Double glazed window. Gas central heating radiator. TV point. Carpet.

KITCHEN

10'8" x 7'11" (3.26 x 2.43)

Range of wall, base and drawer units with complimentary work top. Wall unit housing gas central heating boiler. Space for fridge freezer. Stainless steel one and a half bowl sink, with drainer and mixer tap. Stainless steel double oven, and four ring gas hob with splashback. Stainless steel extractor hood.

LOUNGE DINER

16'4" x 13'9" (4.99 x 4.21)

Double glazed French doors leading to balcony. TV and telephone points. Gas central heating radiator.

BATHROOM

9'4" x 6'1" (2.87 x 1.87)

White suit comprising WC pedestal wash hand basin and bath, with handheld shower. Shaver point. Chrome heated towel rail. Tiled walls throughout.

PARKING

Allocated parking space.

TENURE

Leasehold
Lease term - 125 years, 104 remaining
Service charge £1800 pa
Ground rent £100 pa

UTILITIES

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

COUNCIL TAX BAND E

EPC RATING B

FURTHER INFORMATION

We have been informed the management does allow pets, and permission is required for a charge. Holiday lets are not allowed.

