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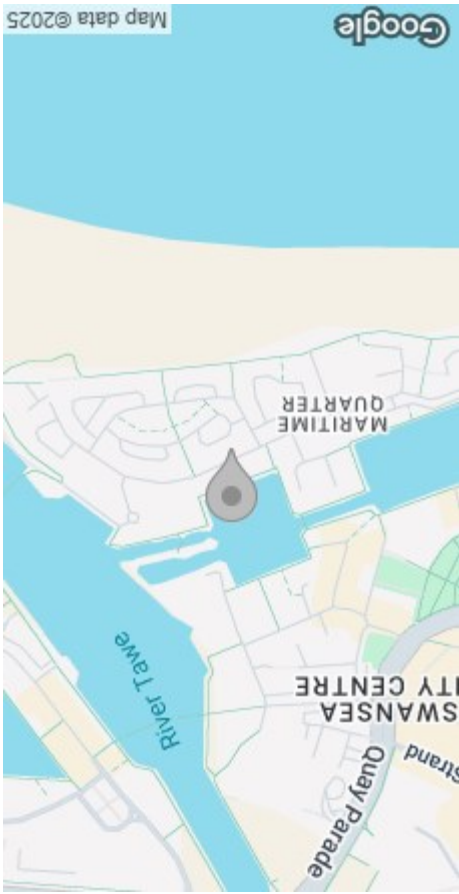
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other area are approximate and are not intended to be used as such. Any errors, omissions, mistakes and omissions shown here are hereby stated and no guarantee as to their accuracy or adequacy can be given.

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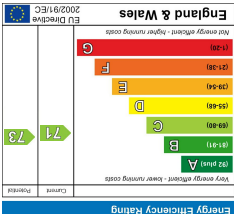
GROUND FLOOR

FLOOR PLAN



AREA MAP

EPC



GENERAL INFORMATION

* INVESTMENT OPPORTUNITY*

Welcome to this well presented ground floor two-bedroom apartment located in the desirable Maritime Quarter of Swansea and offering easy access to local amenities, shops, and the picturesque waterfront and beach.

Upon entering, you will find a large lounge diner, enhanced by a Juliet balcony, that is perfect for both relaxation and entertaining. Leading off the lounge is a modern fitted kitchen. The main bedroom benefits from an ensuite shower room, and a further main bathroom provides convenience for the second bedroom and guests. The property comes with allocated parking, a valuable asset in this bustling area.

St. Catherines Court is ideally situated, Do not miss the chance to make this delightful apartment your own. This apartment presents a wonderful opportunity for first-time buyers, investors, or those seeking a comfortable home in a sought-after location. This property is offered with no ongoing chain, making it an ideal choice for those looking to move in swiftly.

FULL DESCRIPTION

ENTRANCE

Ground floor

HALLWAY

Intercom. Cupboard housing hot water tank.

LOUNGE DINER

16'6" x 13'8" (5.04 x 4.19)

Double glazed french doors to Juliet balcony overlooking courtyard. Window to side. Two electric heaters.

KITCHEN

13'8" x 8'9" (4.19 x 2.67)

Wood effect wall, base and drawer units with complimentary worktop over. Tiled floor. Stainless steel one and half bowl sink with drainer and mixer tap. Double oven. Electric hob. Space for washing machine and fridge freezer.



MAIN BEDROOM

11'10" x 10'3" (3.63 x 3.13)

Double glazed window with courtyard views. Electric heater. Door to:

ENSUITE

White suite with WC, pedestal wash hand basin and step in shower.

BEDROOM TWO

9'9" x 8'5" (2.98 x 2.58)

Double glazed window. Electric heater.

BATHROOM

7'3" x 5'6" (2.22 x 1.68)

White suite with WC, pedestal wash hand basin and bath with shower over.

EXTERNAL

Allocated parking. Visitor parking by a payable permit badge.

TENURE

Lease term : 125 years from 1 February 2005

Service charge £879.19 half yearly
Ground rent £100 pa

COUNCIL TAX BAND E

UTILITIES

Electric - OVO
Gas - No
Water - Included in the service charge
Broadband - BT
You are advised to refer to Ofcom checker for mobile signal and coverage.

FURTHER INFORMATION

Holiday lets are not allowed.

