



offers over
leasehold **£230,000**

St Christophers Court, Maritime Quarter, SA1 1UA

- EPC Rating: C
- Ideal investment opportunity
- Two Double Bedrooms
- Sea views from sit out balcony
- Close to Swansea Bay, and Local Amenities





About The Property

Peter Alan Swansea, are please to bring to the sales market a two bedroom apartment, sold with a tenant in situ. With sea views overlooking Swansea Bay. Situated in the desirable area of Swansea Marina, within close proximity to the beach, local shops and amenities; this apartment offers, open plan living accommodation. Features comprise; an open plan lounge and kitchen area with fitted integrated appliances. Both lounge and kitchen areas enjoy sea views with the benefit of a sit-out balcony. The apartment compromises of a family bathroom, Master bedroom with En-Suite, and a further second double bedroom. Furthermore, This apartment comes with one allocated parking space. Please call a member of the team today to book an appointment to view on 01792 641481.

Accommodation

Entrance Hall

Doors leading to bedroom one, two, lounge, and bathroom

Lounge

17' 8" x 13' 11" max (5.38m x 4.24m max)

Laminate flooring, electric radiator, French doors leading to balcony, two windows to the side

Kitchen

8' 3" x 10' 11" (2.51m x 3.33m)

Integral appliances, Fridge freezer, electric hob and oven, window to side

Bedroom One

9' 11" x 14' 5" max (3.02m x 4.39m max)

Laminate flooring, electric radiator, door to rear with sea views, and Juliet balcony. Door leading to En-Suite.

En-Suite

Shower, WC, tiled floor, Towel radiator, and wash basin

Peter Alan - Swansea

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Bedroom Two

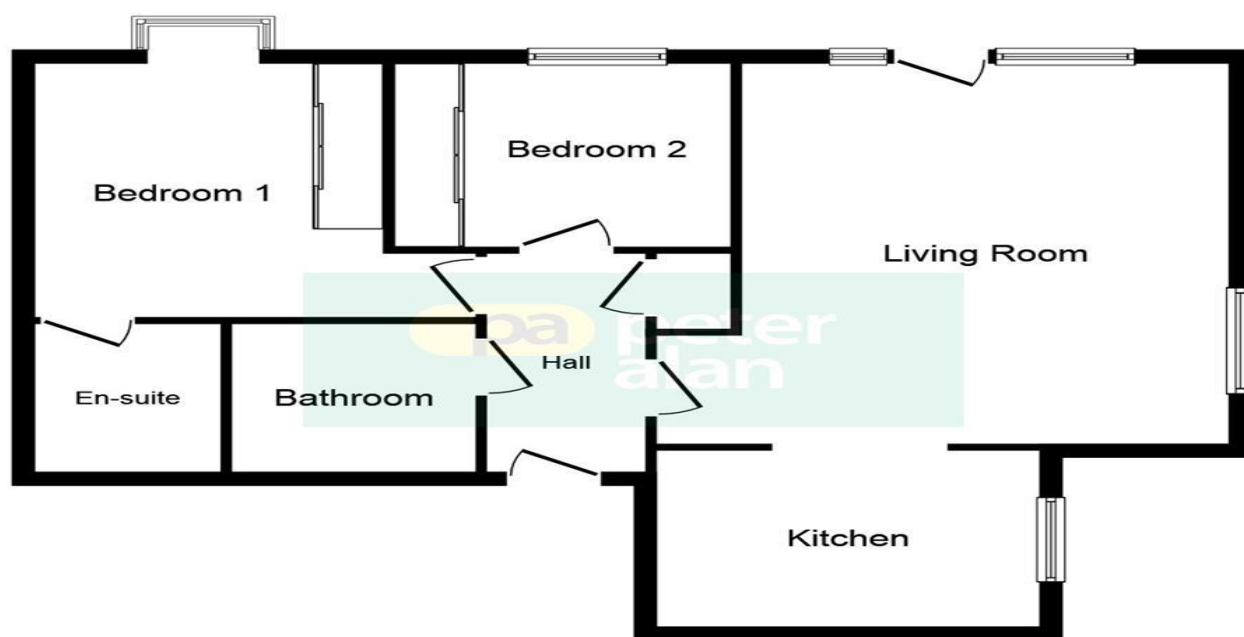
7' 7" x 8' 6" (2.31m x 2.59m)

Laminate flooring, electric radiator, Window to rear with sea views, built-in wardrobe

Bathroom

Bath, WC, wash basin, with shower over bath. Towel radiator.





Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.