35 St Stephens Court

Maritime Quarter, Swansea, SA1 1SA

Asking Price £175,000

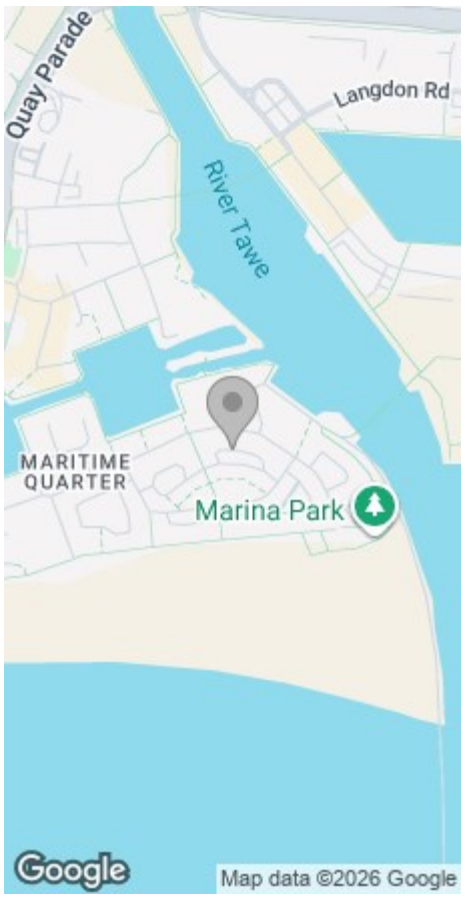
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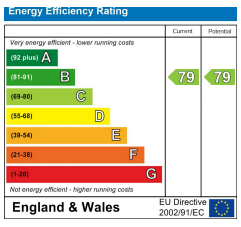
FLOOR PLAN



AREA MAP



EPC



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.

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GENERAL INFORMATION

A two-bedroom, two-bathroom ground floor apartment, offered to the market with no onward chain, making it an ideal purchase for a smooth and hassle-free move. The property features a light-filled lounge-diner, perfect for both everyday living and entertaining, with direct access to a private sit-out terrace—an ideal spot for morning coffee or evening relaxation.

The apartment offers two double bedrooms, including a principal bedroom with en-suite facilities, alongside a well-appointed main bathroom. The layout is practical and comfortable, suitable for a range of buyers including professionals, downsizers, or investors.

Situated on the ground floor for easy access, along with allocated parking, the property combines convenience with appealing outdoor space and scenic surroundings.



FULL DESCRIPTION

ENTRANCE
Ground floor

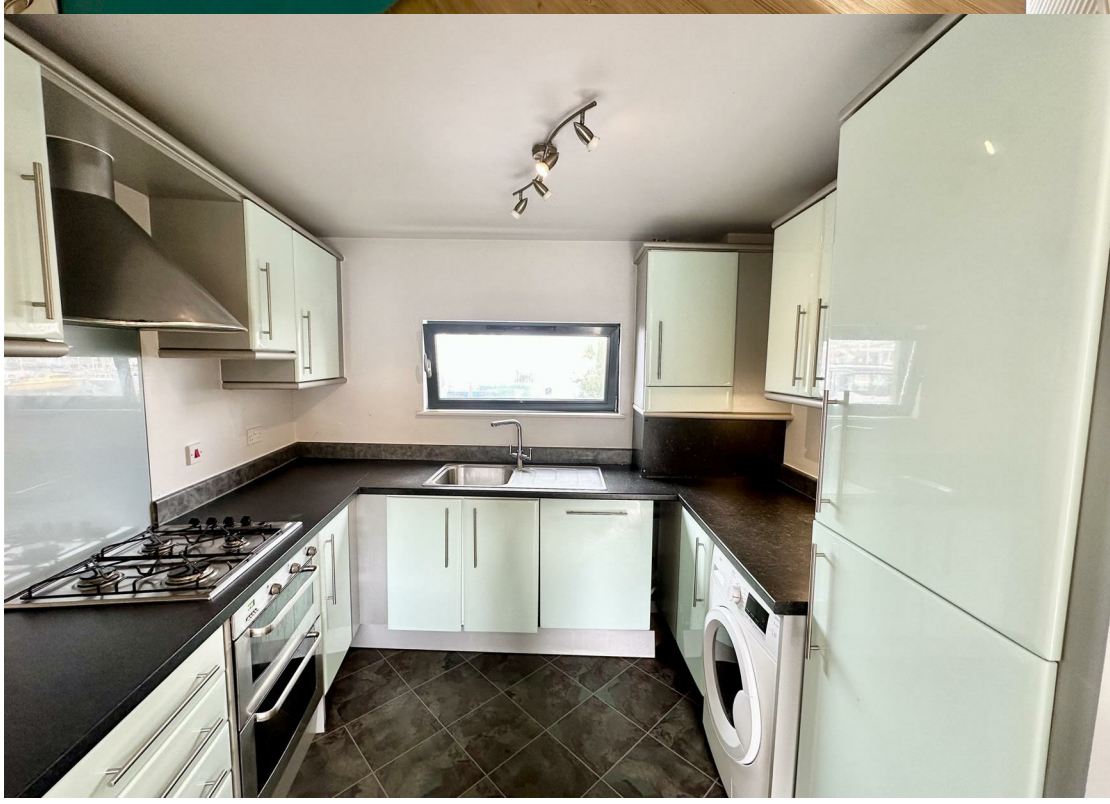
HALLWAY
Radiator. Cupboard housing hot water tank. Door to storage cupboard. Intercom.

BEDROOM ONE
12'4" x 10'0" approx (3.76 x 3.07 approx)
Double glazed french door leading to a juliette balcony with views towards the boatyard and SA1 Marina. Gas central heating radiator. T. V point.
Door to;

ENSUITE
White suite comprising W. C, pedestal wash hand basin and step in shower. Gas central radiator. Double glazed window.











BEDROOM TWO
12'2" x 10'0" approx (3.71 x 3.07 approx)
Double glazed window with views towards the SA1 Marina. Gas central heating radiator.

BATHROOM
White suite comprising WC, wash hand basin and bath with shower over. Full tiling. Window.

LOUNGE DINER
15'3" x 13'8" approx (4.65 x 4.17 approx)
Double glazed french doors leading to a decked sit out terrace with views of the courtyard. Gas central heating radiator. T. V and telephone points.

KITCHEN
9'1" x 7'8" approx (2.77 x 2.34 approx)
Range of high gloss wall, base and drawer units with work top over. Cupboard housing gas central heating boiler. Double oven. Four ring gas hob with glass splash back and stainless steel chimney hood extractor fan. Integrated dishwasher and fridge freezer. Space for washing machine. Stainless steel sink with drainer and mixer tap. Double glazed picture window.

PARKING
Allocated surface parking space.

UTILITES
Electric - yes
Gas - yes
Water - metered
Broadband - yes
You are advised to refer to Ofcom checker for mobile signal and coverage.

TENURE
Lease term 125 years from 2007
Service charge £1800 pa approx
Ground Rent £100 pa

EPC RATING C

COUNCIL TAX BAND E

FURTHER INFORMATION
No holiday lets

