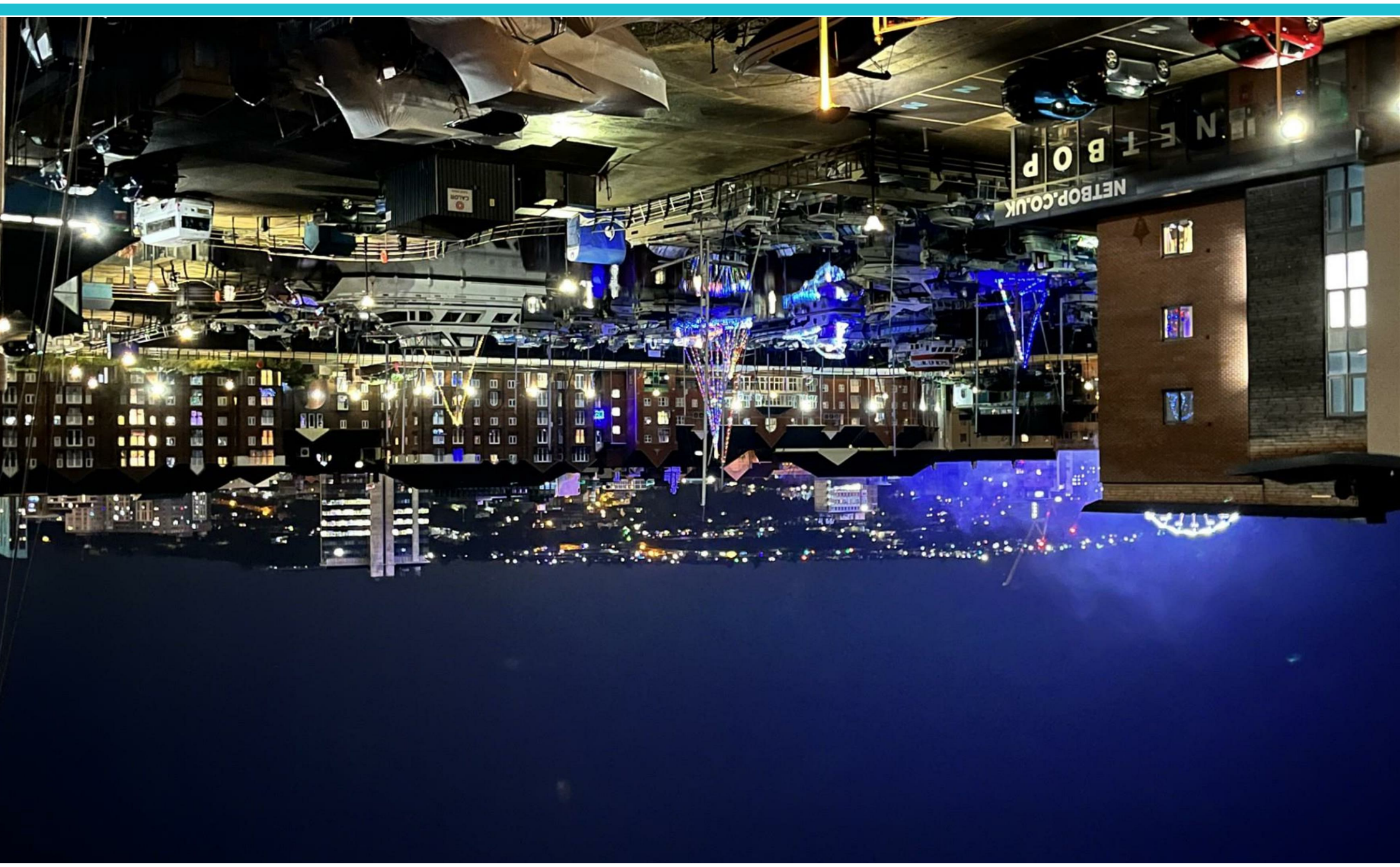
42 St Stephens Court,

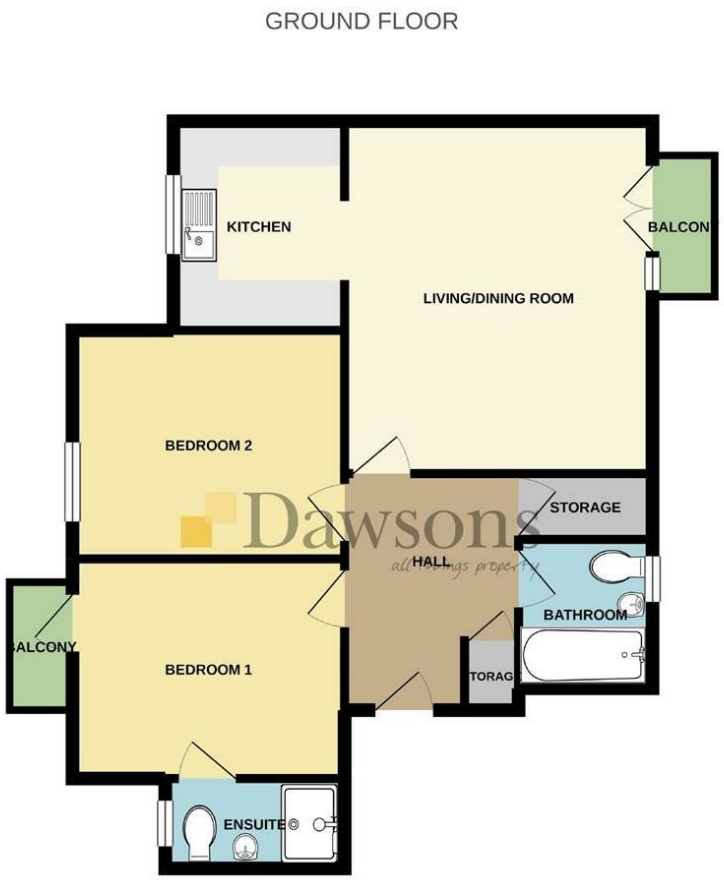
Marina, Swansea, SA1 1SG

£189,950

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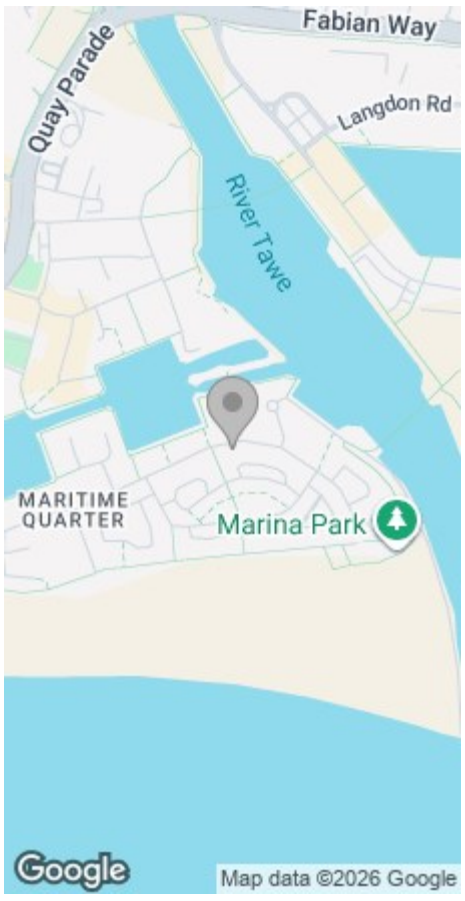


FLOOR PLAN

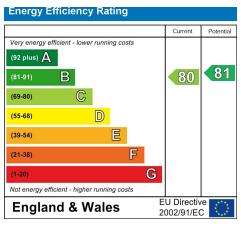


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 stylish two-bedroom top-floor apartment with views across Swansea Marina and ideally situated to a wide range of local amenities.
The property features a bright open-plan lounge diner with access to a sit-out balcony overlooking the courtyard and offering access to the modern kitchen which enjoys views across the marina.
The master bedroom benefits from its own ensuite and private balcony with marina views, while the second bedroom features impressive vaulted ceilings. A well-appointed shower room completes the accommodation.
Additional benefits include allocated parking and gas central heating.
Offering no ongoing chain, this property needs to be viewed to appreciate the property.







FULL DESCRIPTION

ENTRANCE
Top floor, stair access.

HALLWAY
Storage cupboard. Cupboard housing hot water cylinder. Intercom. Radiator.

MASTER BEDROOM
12'4" x 10'1" (3.76 x 3.07)
Double glazed french door leading to a decked sit out balcony with views towards the boatyard and SA1 Marina. Vaulted ceiling. Gas central heating radiator. T. V point.
Door to;

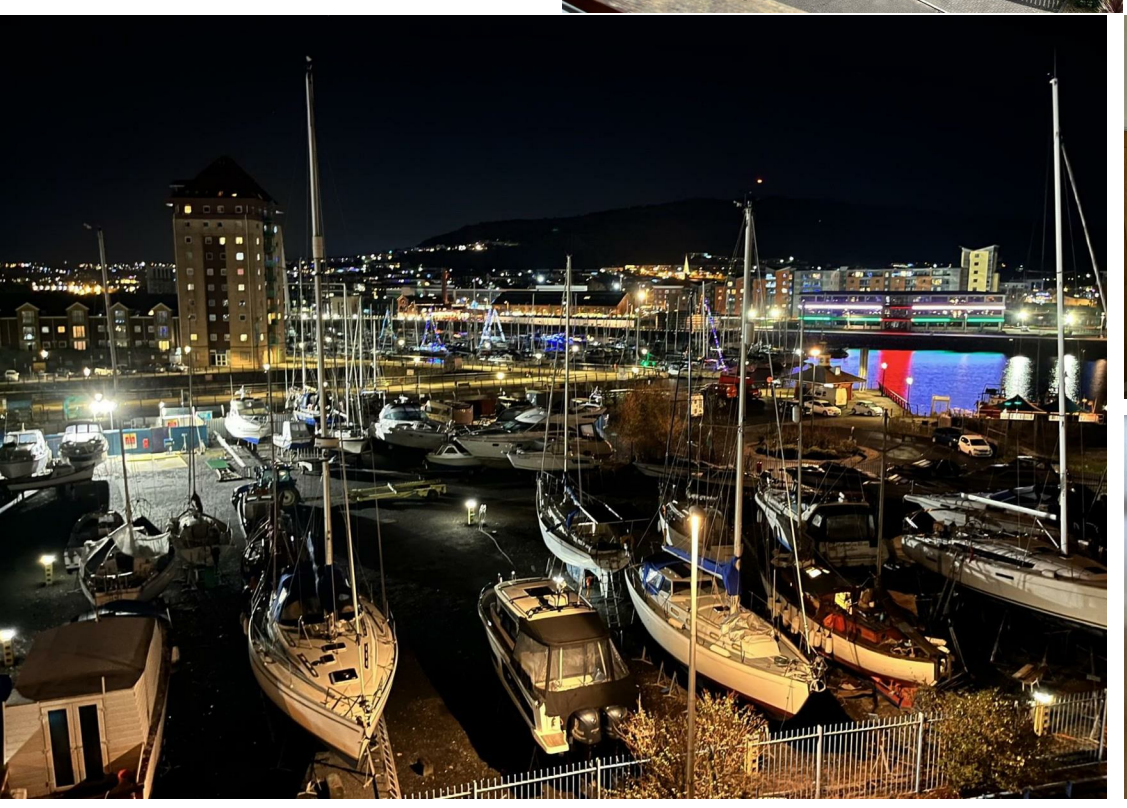
ENSUITE
White suite comprising W. C, pedestal wash hand basin and step in shower. Gas central radiator. Double glazed window.

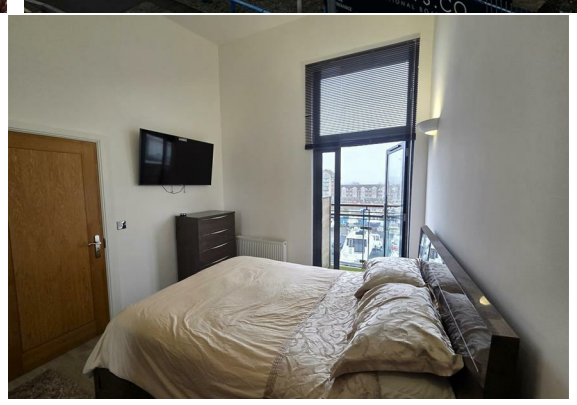
BEDROOM TWO
12'2" x 10'1" (3.71 x 3.07)
Double glazed window with views towards the SA1 Marina. Vaulted ceiling. Gas central heating radiator.













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

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

SHOWER ROOM
White suite comprising W. C, wash hand basin recessed into a wall mounted vanity unit and walk in shower. Half height tiling to walls. Gas central heating radiator. Recently been modernised.

EXTERNAL
Allocated surface parking.

TENURE
Lease term 125 years from 2007
Service charge £2255.19 pa
Ground Rent £100 pa

COUNCIL TAX BAND E

EPC RATING C

FURTHER INFORMATION
No Air BnB.
No chain.

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





