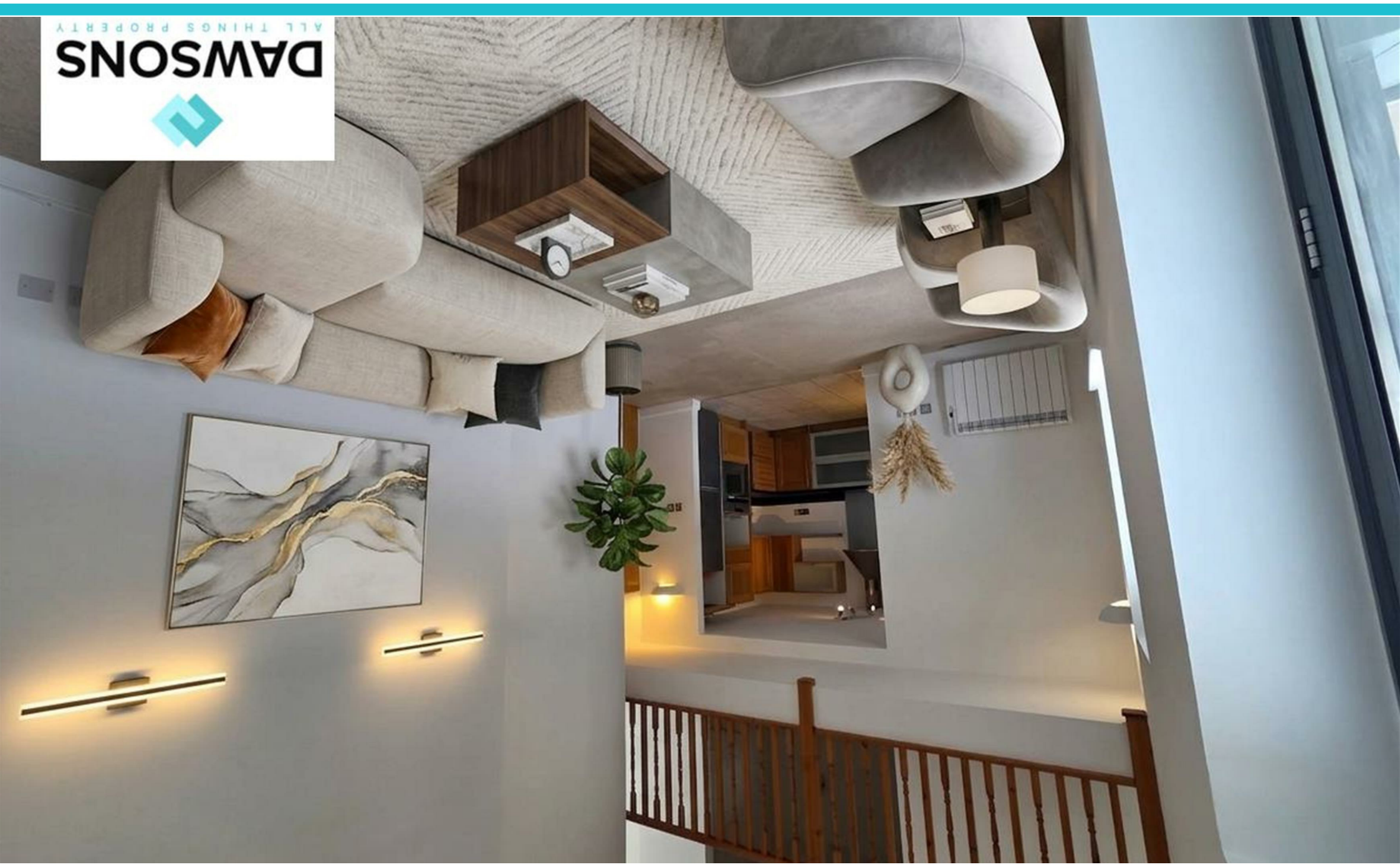
23 St Christophers Court

Marina, Swansea, SA1 1UA

£219,950

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FLOOR PLAN



GROUND FLOOR
APPROX. FLOOR
AREA 622 SQ.FT.
(57.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 439 SQ.FT.
(40.8 SQ.M.)

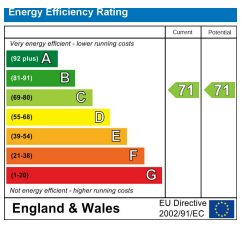
TOTAL APPROX. FLOOR AREA 1062 SQ.FT. (98.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

We are delighted to offer an executive duplex Penthouse apartment offering partial sea views, located within walking distance to Swansea Bay and all the amenities that Swansea Marina offer. The apartment comprises an open plan lounge/diner leading into a fitted kitchen and enjoying a high vaulted ceiling with Juliet balcony. Two double bedrooms , one with en suite and a modern family bathroom. The hallway has a spiral staircase leading to the first floor Master suite, with a mezzanine balcony overlooking the lounge/diner, a walk in wardrobe/study area and master bedroom with panoramic windows overlooking the Courtyard and a stylish en-suite bathroom. The property has allocated parking.
VIEWING HIGHLY RECOMMENDED







FULL DESCRIPTION

ENTRANCE
Top floor. Stairs to all floors.

HALLWAY
Spiral staircase to first floor. Door intercom. Electric heater.

LOUNGE/DINER
17'5" x 10'8" (5.31 x 3.25)
French doors to Juliet balcony with side-on sea views. Further double glazed window. Vaulted ceiling. Two electric heaters. Opening to:

KITCHEN
11'7" x 8'6" (3.53 x 2.59)
Range of wall, base and drawer units with work surface over. Integrated slimline dishwasher. Inset hob with stainless steel chimney style extractor over. Stainless steel electric oven. Stainless steel sink and drainer. Tiled floor. Double glazed window.

BEDROOM TWO
10'7" x 9'4" (3.23 x 2.84)
Double glazed window. Electric heater.



















ENSUITE
White suite comprising low level w.c, wall mounted wash hand basin and step-in shower cubicle with mixer shower. Fully tiled walls, tiled floor. Extractor fan.

BATHROOM
8'3" x 6"3" (2.51 x 19.20)
White suite comprising hidden cistern w.c, panelled bath with shower over, inset wash hand basin with vanity unit under. Electric towel radiator. Fully tiled walls. Tiled floor. Extractor fan.

BEDROOM THREE
11'1" x 8'0" (3.38 x 2.44)
Double glazed window. Electric heater.

FIRST FLOOR

MASTER BEDROOM
15'4" x 11'1" plus recess (4.67 x 3.38 plus recess)
Double glazed full height windows with views over courtyard. Vaulted ceiling. Electric heater. Airing cupboard.
Door to;

ENSUITE
8'3" x 5'5" (2.51 x 1.65)
Four piece suite comprising panelled corner bath with hand held shower attachment, low level w.c, pedestal wash hand basin and step in shower cubicle. Fully tiled walls. Tiled floor. Electric towel radiator. Extractor fan.

DRESSING ROOM
10'5" x 8'5" (3.18 x 2.57)
Fitted with shelf and rail.

TENURE
Leasehold
Lease term 125 years from 2005
Service charge £2,705 water include
Ground rent £100 pa

PARKING
Allocated surface parking space and visitor parking on a permit basis.

EPC RATING B

COUNCIL TAX BAND D

UTILITIES
Electric - Yes
Gas - No
Water - included in the service charge
Broadband - currently not connected
You are advised to refer to Ofcom checker for mobile signal and coverage.

FURTHER INFORMATION
No holiday lets.