



Abernethy Quay, Maritime Quarter, Swansea, SA1 1UF

Asking Price: £164,000

- Excellent Waterfront Location Within Swansea Marina
- Fantastic Opportunity To Acquire A Well Presented 2 Bedroom Second Floor Apartment
- Attractive Opportunity For Both Owner Occupiers And Investors
- Allocated Parking
- Close To all Local Amenities And The City Center Of Swansea



Main Entrance Communal Hallway

Accessed via an attractive glazed panel front entrance door, providing a welcoming and naturally light approach. A secure buzzer entry system provides controlled access into the well-maintained communal reception hallway. From here, a staircase leads to all floors and the individual apartments.

Entrance Front

Accessed via front door from the second floor landing to:-

Hallway

Entered via front door to small porch with inner door then giving access to an L shaped hallway with textured ceiling, built in airing cupboard space, separate coats cupboard and doors to:-

Lounge

5.27m x 3.10m (17' 3" x 10' 2")

A well-proportioned and welcoming lounge, offering an excellent sense of space with plenty of natural light. The room features attractive fitted wall lights, easy-maintenance laminate flooring and a double-glazed window to the front aspect, enjoying a pleasant outlook towards the Waterfront Museum. A versatile reception space, ideal for relaxing or entertaining.

Kitchen

3.64m x 2.15m (11' 11" x 7' 1")

A fully fitted modern kitchen offering a fantastic combination of style, practicality and storage. The kitchen features a comprehensive range of matching high-gloss cream base and wall units, complemented by sleek chrome handles and generous drawer space.

A colour-coordinated roll-top work surface provides excellent preparation space and incorporates a single-drainer sink with hot and cold mixer taps. There is also a dedicated cooker point, space for a fridge/freezer and plumbing for an automatic washing machine.

A wall-mounted boiler provides domestic hot water and gas central heating, while the part-tiled walls and attractive tile-effect cushion flooring create a smart and easy-to-maintain finish. A convenient breakfast bar area adds a sociable touch, making this an ideal space for everyday dining and entertaining.

The kitchen is further enhanced by a double-glazed window, providing natural light and completing this bright, contemporary and highly functional room.

Bedroom One

4.48m x 2.80m (14' 8" x 9' 2")

A generously sized, light and airy master bedroom, offering a bright and welcoming space with lovely views towards the Waterfront Museum, Swansea Marina Lock, the canal and the Tawe Barrage. The room features fitted sliding mirrored wardrobes, providing excellent storage, complemented by stylish laminate flooring and two double-glazed windows that fill the room with natural light. A spacious and attractive principal bedroom with a particularly appealing outlook across the waterfront and surrounding marina.

Bedroom Two

4.13m x 2.55m (13' 7" x 8' 4")

With laminate flooring and double glazed window looking onto Swansea Marina and the Tawe Barrage.



Bathroom

2.03m x 1.89m (6' 8" x 6' 2")

The bathroom features a modern three-piece white suite comprising a panel bath, wash hand basin and low-level W.C. The walls are part tiled, with practical Respatex panelling around the bath and beneath the wash hand basin, offering both style and ease of maintenance. A contemporary grey tile-effect laminate floor complements the neutral décor, while the double-glazed frosted window provides natural light and privacy. Overall, this is a clean, practical and well-presented bathroom with a neutral finish that will appeal to a wide range of buyers.

External

The apartment benefits from an attractive and well-maintained external frontage, with the added convenience of an allocated parking space positioned on the main front forecourt. This provides residents with designated off-road parking directly outside the property, adding to the practicality and appeal of the apartment.

LEASE DETAILS

Long Leasehold Apartment – Approximately 146 Years Remaining

An excellent opportunity to purchase this leasehold apartment, benefiting from a recently renewed and extended lease.

The original lease commenced on 21st April 1984, and was subsequently renewed and extended on 21st April 2025. The current lease runs until 24th April 2173, giving approximately 146 years remaining.

The property benefits from very low ongoing lease costs, making it an attractive proposition for both owner-occupiers and investors:

Ground Rent: £25 per annum

Service Charge: £176 per calendar month

Lease Remaining: Approximately 146 years

Lease Expiry: 24th April 2173

Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Important Fee Information

A Buyer's Premium of £240 (inc. VAT) and a Buyer's Deposit of £300 apply to this purchase. Total payable upfront: £540, plus £15 per purchaser for AML / identity checks.

The Buyer's Premium is non-refundable. The Buyer's Deposit is refundable only in certain circumstances (including completion, seller withdrawal, certain survey or legal issues, and certain failed mortgage applications). Full terms are available from Fresh Estate & Letting Agents and should be reviewed before making an offer.



Approx Gross Internal Area
63 sq m / 678 sq ft



Floorplan

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

