



Dawsons

estate agents



36 St Christophers Court, Maritime Quarter, Marina, Swansea, SA1 1UA

- STYLISH SEAFRONT APARTMENT
- TWO DOUBLE BEDROOMS - MASTER WITH ENSUITE
- OPEN PLAN LIVING AREA INTO KITCHEN
- ALLOCATED PARKING
- SIT OUT SUN BALCONY OVERLOOKING SWANSEA BAY
- EPC RATING C



£210,000

Unit A, Meridian Bay, Trawler Road, Swansea, SA1 1PG
T: 01792 653100 | F: 01792 653111
sa1sales@dawsonsproperty.co.uk

SECOND FLOOR

HALLWAY

Wall mounted intercom system. Electric heater. Wood floor. Storage cupboard housing consumer unit. Cupboard housing hot water tank. Double-glazed window.

BEDROOM TWO 12'9 x 8'4 (3.89m x 2.54m)

Double-glazed windows overlooking Courtyard. Wood floor. Electric heater. TV and BT points.

LOUNGE DINER 17' 5 x 10'4 (5.18m x 3.15m)

Double-glazed french doors leading onto sit out balcony with views over Swansea Bay to Mumbles Head. Wood floor. Electric heater. TV and BT points.

Open to;

KITCHEN 11'1 x 7'7 (3.38m x 2.31m)

Range of cream wall, base and drawers units with complimentary worktop. Stainless steel one and half bowl sink with drainer with mixer tap. Four ring ceramic hob with glass splash back and stainless steel overhead extractor hood. Eye level oven and grill. Space for washing/ dryer. Space for fridge/freezer. Double-glazed window overlooking Swansea Bay. Wood floor.

MASTER BATHROOM 12'1 x 10'0 (3.68m x 3.05m)

Double-glazed window with views over Swansea Bay to Mumbles Head. Wood floor. Electric heater. TV and BT points. Door into en-suite.

ENSUITE

White suite comprising of low-level W.C., wash hand basin and step-in double shower unit. Fully tiled walls. Wood floor. Chrome heated towel radiator. Shaver point.

BATHROOM

White suite comprising of low-level W.C., pedestal wash hand basin and side panel bath with hand held shower. Wall mounted towel radiator. Shave point. Wood floor. Half height tiled walls.

EXTERNAL

Allocated surface parking space.

TENURE: Leasehold
Lease 125 years from 2005
Service charge £1600 pa (inc water and building insurance)
Ground rent £100 pa

COUNCIL TAX: F

EPC RATING: C

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 653100

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

