



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

£295,000

We are delighted to offer an immaculate Duplex Penthouse apartment boasting views of Swansea Bay to Mumbles Head. This executive apartment, which is beautifully presented, comprises of open plan lounge/diner into a fitted kitchen and enjoying a high vaulted ceiling with floor length windows and a Juliet balcony, two double bedrooms - one with en suite and a modern family bathroom. The first floor has a further lounge with floor length windows and views of Swansea City Centre and a mezzanine balcony overlooking the lounge/diner, a mezzanine master bedroom with Juliet balcony with views of Swansea Bay and Mumbles and a stylish bathroom. The property has allocated parking.

£295,000



Top Floor Penthouse. Stairs to all floors.
Entrance via hardwood door to:-

Hallway

Skimmed ceiling with coving and pendant ceiling light with feature ceiling rose. Electric heater. Alarm. Intercom. Thermostat control for heating. Alcove fitted with shelving. Spiral staircase leading to first floor. Wall light.

LOUNGE/ DINER 17'04 x 10'11 (5.28m x 3.33m)

Vaulted ceiling with pendant ceiling light and ceiling rose. Four wall mounted up-lighters. Two electric heaters. TV, telephone and Sky points. Double-glazed floor length windows with views of Mumbles, Swansea Bay and the Observatory. Double-glazed French doors to a Juliet balcony with views of the Courtyard and partial views of Swansea City Centre.

KITCHEN 10'08 x 8'06 (3.25m x 2.59m)

Range of wood effect wall, base and drawer units with a black flecked worktop with a tiled splash back above. Integrated dishwasher, fridge/freezer and washer dryer. Stainless steel built in fan oven and stainless steel built in microwave and grill. Four ring ceramic hob with stainless steel chimney hood extractor fan. Stainless steel one and a half bowl sink and drainer with mixer tap. Double-glazed window with views of Swansea Bay, Mumbles and Observatory.

BEDROOM TWO 12'02 Max x 10'04 (3.71m Max x 3.15m)

Skimmed ceiling with coving and pendant ceiling light with ceiling rose. Electric heater. Double-glazed window with views of the Courtyard. Door to:

EN-SUITE

Three piece white bathroom suite comprising W.C., wash hand basin and step in shower. Tiled walls and floor. Shaver point. Double-glazed obscure window. Wall mounted heater.

BEDROOM THREE 12'01 Max x 8'02 (3.68m Max x 2.49m)

Skimmed ceiling with coving and pendant ceiling light with ceiling rose. Electric heater. Door to storage cupboard.

BATHROOM

Three piece white bathroom suite comprising W.C., wash hand basin recessed into a vanity unit and bath with hand held shower. Shaver point. Chrome heated towel rail. Tiled walls and floor. Double-glazed obscure window.

FIRST FLOOR

LOUNGE 19'02 approx x 12' (5.84m approx x 3.66m)

Vaulted ceiling. Four wall lights. Three electric heaters. TV and telephone points. Double-glazed floor length windows with views of Swansea City Centre and the hills beyond. Mezzanine overlooking lounge/diner. Door to cupboard housing hot water tank. Door to master bedroom and bathroom.

MASTER BEDROOM 10'09 x 8'06 (3.28m x 2.59m)

Skimmed ceiling with coving. Mezzanine overlooking lounge/diner. Double-glazed French door to Juliet balcony with views of Mumbles, Swansea Bay and Observatory.

BATHROOM

Four piece white bathroom suite comprising W.C., pedestal wash hand basin, spacious step in shower and corner bath with hand held shower. Tiled walls and floor. Shaver point. Chrome heated towel rail. Wall mounted heater.

New room

DIRECTIONS

Leaving our showroom turn right, continue along Trawler Road and take a right turning onto Fishermans Way and the next right onto St Christophers Court.

TENURE: Leasehold

Lease Term:125 years

Service Charge: £946 half yearly

Ground Rent: £50 half yearly - Including water rates.

COUNCIL TAX: F

EPC RATING: C

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

