



Heath Close
West Cross
Swansea
West Glamorgan
SA3 5QF

Offers in Excess of £170,000

bettermove

Heath Close Swansea

Bettermove are proud to present this 1 Bedroom Ground Floor Flat in West Cross, available with no forward chain and welcoming cash buyers only.

The property benefits from double glazing, gas central heating throughout and has off street parking available via an allocated parking space. The council tax band is D.

This is a leasehold property with 63 years remaining on the lease; the ground rent is £450 per annum including building insurance and the service charge is approximately £1,600 per annum.

The interior of this property comprises a spacious living room with dining area, the fitted kitchen, bathroom and the double bedroom on the ground floor of the building.

Located in the popular town of West Cross, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M4 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

This is not an additional fee and is returned to you on completion.

Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.

This allows you rights to purchase within a given timeframe (typically 8-12 weeks) which gives you time to prepare funding surveys



Ground Floor

Approx. 61.7 sq. metres (664.5 sq. feet)



Total area: approx. 61.7 sq. metres (664.5 sq. feet)

Astleys use all reasonable endeavours to supply accurate property information in line with the consumer protection from unfair trading regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective purchasers and it should not be assumed this property has all the necessary building regulations and planning permissions. Any heating, services and appliances have not been checked or tested. Floor plan is not to scale and is for illustrative purposes only.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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