



**4 Neptune Apartments, Phoebe Road,
Pentrechwyth, Swansea, SA1 7FL**
Asking Price: £103,500

- First Floor Apartment
- Riverside Views
- Allocated Parking
- One Bedroom
- Ideal First Time Purchase Or Investment Opportunity
- Immaculately Presented Throughout



Entrance Communal Hallway

With stairs and lifts to all floors.

First Floor Landing/Entrance

Entered via wooden to :-

Lounge/Kitchen

5.478m x 3.213m (18' 0" x 10' 6")

A good size and comfortable light and airy room with medium oak effect laminate flooring, wall mounted electric heater and double glazed patio doors opening onto balcony area. The lounge is open plan to a fully fitted and extremely well appointed modern kitchen with a selection of matching base and wall units in white shaker style with chrome handles, colour coordinated top work surface space and preparation area incorporating single drainer sink unit with hot and cold mixer taps over, plumbing for automatic washing machine, built in fan assisted electric oven, 4 ring ceramic hob and stainless steel extractor canopy over and space for fridge freezer.

Bedroom One

3.92m x 2.82m (12' 10" x 9' 3")

With medium oak effect laminate flooring, wall mounted electric heater and double glazed window to the rear with river and open aspect views.

Bathroom

2.61m x 1.75m (8' 7" x 5' 9")

A three piece suite in white comprising panel bath with mains shower over and glazed side screen, vanity wash hand basin, low level W.C, part tiled walls, extractor fan and shaver point.

External

To the front of the apartment block is an entrance communal reception hallway with staircase and lifts to all floors. The apartment also has the benefit of allocated parking accessed from the car park that is situated beneath the apartment block.

Lease And Service Charges

The ground rent payable is £236.00 per annum with a service charge of £1770.00 per annum. There are approximately 107 years left on the lease.

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.



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