

REDUCED

Offers Over £100,000 Leasehold



Excelsior, Princess Way, Swansea, West Glamorgan SA1 3LQ

- One bedroom apartment
- Sixth floor
- Underground parking
- Sit out Balcony



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PROPERTY DESCRIPTION

****OFFERS OVER £100,000. CASH PURCHASE ONLY****

Bay is pleased to present for sale this one bedroom apartment, situated on the sixth floor with lift access and views towards Swansea Bay. The property briefly comprises an entrance hallway, an open-plan living room with access to a sit-out decked balcony, a modern kitchen, double bedroom and elegantly designed bathroom. Electric panel heating. Video entry system. Underground allocated parking. Viewing is highly recommended! EPC: C. Tenant in-situ.



ROOM DESCRIPTIONS

Hallway

Hardwood effect laminate flooring. Two ceiling light fittings. Door leading to airing cupboard. Wall mounted video intercom. Panel heater. Doors leading to:-

Living Room Area

2.680m x 3.466m (8' 10" x 11' 4") [Measurements taken to furthest point of living room area]
Open-plan living room area with hardwood effect laminate flooring, opening into kitchen area. Ceiling light fitting. Panel heater. White UPVC surround double glazed window and door leading to sit-out decked balcony with views towards Swansea Bay

Kitchen Area

1.597m x 2.353m (5' 3" x 7' 9") [Measurements taken to furthest point of kitchen area]
Tiled flooring. Recessed ceiling spotlights. A range of wall and base units, incorporating a grey laminate work surface, inset sink and drainer unit, integrated fridge/freezer, electric oven, hob and overhead stainless steel extractor hood.

Bedroom

3.122m x 3.306m (10' 3" x 10' 10") [Measurements taken to furthest point of room]
Hardwood effect laminate flooring. Ceiling light fitting. Panel heater. White UPVC surround double glazed window.

Bathroom

1.597m x 2.078m (5' 3" x 6' 10") [Measurements taken to furthest point of room]
Tiled flooring. Recessed ceiling spotlights. White bathroom suite, comprising paneled bath with shower attachment and glass shower screen, low

level WC, and counter top wash hand basin. Partial mosaic splash-back wall tiling with full tiling behind bath. Shaver point. Heated towel rail.

Tenure & Utilities (As of April 2023)

Leasehold: 233 years remaining (249 years from 25 March 2007)
Service Charge: £2,423.06 (£1,211.53 Half Yearly)
Share of Freehold (Ground Rent: £0)
Council Tax: Band D
EPC: C

Property currently tenanted.

Disclaimer

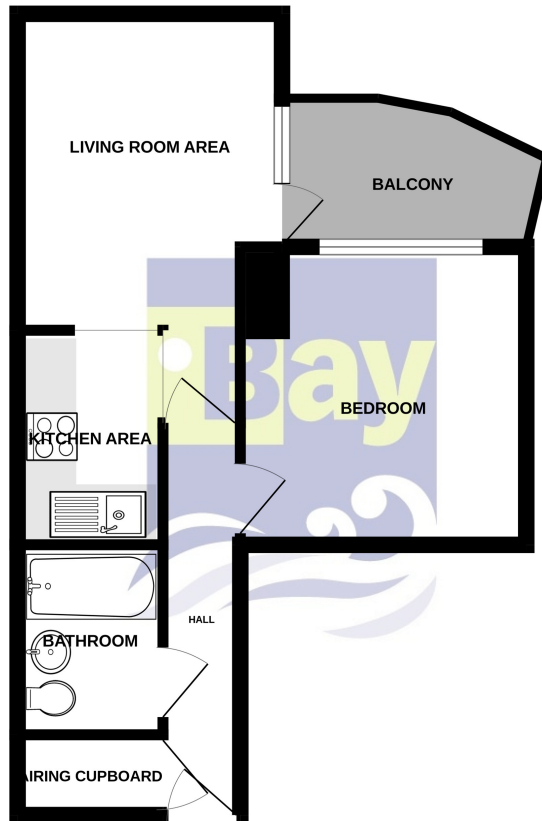
All measurements, floor plans and photographs are for guidance purposes only. Photographs may be taken with a wide angled/zoom lens, and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Prospective purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.



FLOORPLAN & EPC



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		78	83
(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	

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