

FOR SALE

£110,000 Leasehold



Brunswick Court, Swansea, West Glamorgan SA1 4HZ

- Two Bedroom Apartment
- Investment Opportunity
- Second Floor
- Central Swansea Location



Bay Estate Agents Ltd
29, Camona Drive, Maritime Quarter, Swansea, SA1 1YJ

01792 645566
mail@bayestateagents.com



PROPERTY DESCRIPTION

Bay are pleased to offer for sale this second floor, two bedroom apartment, situated within walking distance of the city centre. Recently repainted, the apartment comprises hallway, two bedrooms, bathroom, living room and kitchen with washing machine, oven and hob. Gas central heating. Allocated parking space. Virtual viewing video available! Ideal investment purchase with tenant currently in-situ (at time of publication). Leasehold: 125 years from 1 June 1988 (99 years remaining). Annual Service charge: £1,800. Ground Rent: £25 per quarter (£100 p.a.) Council Tax: Band C. EPC: C.



ROOM DESCRIPTIONS

Hallway

Hardwood entrance door. Hardwood effect laminate flooring. Built-in storage cupboard. Wall mounted intercom. Ceiling light fittings.

Living Room

4.95m x 3.94m (16' 3" x 12' 11") [Measurements taken to furthest point of room]
Fitted carpet. Ceiling light fittings. White uPVC surround double glazed windows. Radiators.

Kitchen

3.05m x 2.01m (10' 0" x 6' 7") [Measurements taken to furthest point of room]
Hardwood effect laminate flooring. White uPVC surround double glazed window. A range of wall and base units, incorporating a laminate work surface with integrated stainless steel sink and drainer unit. Plumbed for washing machine. Space for oven and fridge/freezer. Splash-back wall tiling..

Bedroom 1

4.39m x 3.02m (14' 5" x 9' 11") [Measurements taken to furthest point of room]
Hardwood effect laminate flooring. White uPVC surround double glazed window. Radiator. Ceiling light fitting.

Bedroom 2

2.95m x 2.31m (9' 8" x 7' 7") [Measurements taken to furthest point of room]
Hardwood effect laminate flooring. White uPVC surround double glazed window. Radiator. Ceiling light fitting.

Bathroom

Hardwood effect laminate flooring. Ceiling light fitting. Three piece bathroom suite comprising paneled bath with shower attachment, pedestal wash hand basin, and low level WC. Partial splash-back wall tiling, fully tiled behind bath. .

Exterior

Allocated parking.

Tenure & Utilities

Leasehold: 125 years from 1 June 1988 (99 years remaining)
Annual Service charge: £1,800
Ground Rent: £25 per quarter (£100 p.a.)
Council Tax: Band C

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



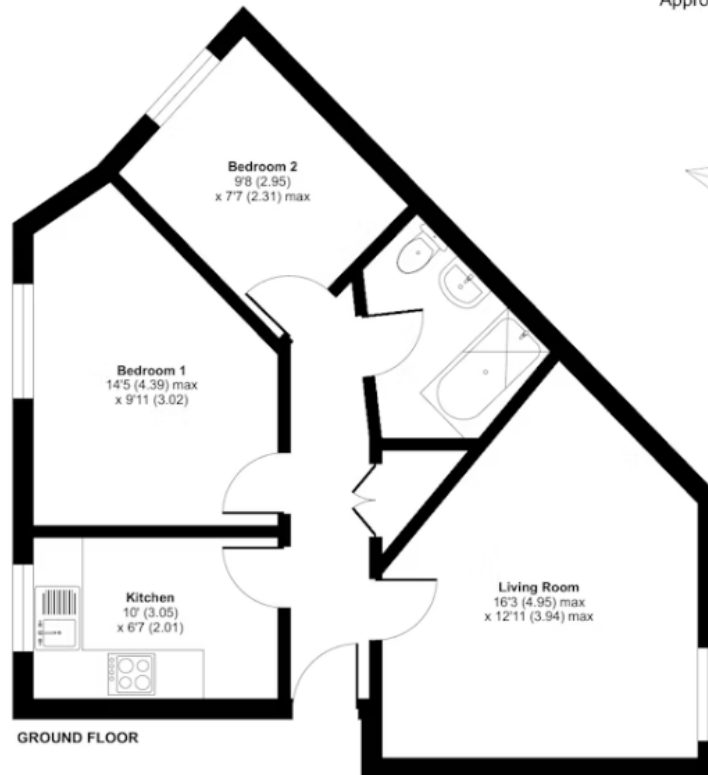
FLOORPLAN & EPC



Duke Street, Swansea, SA1

Approximate Area = 552 sq ft / 51.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2023. Produced for MoveWise. REF: 1012556



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	76
(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

Bay Estates & Lettings Agents

29, Camona Drive, Maritime Quarter, Swansea, SA1 1YJ

01792 645566

mail@bayestateagents.com