



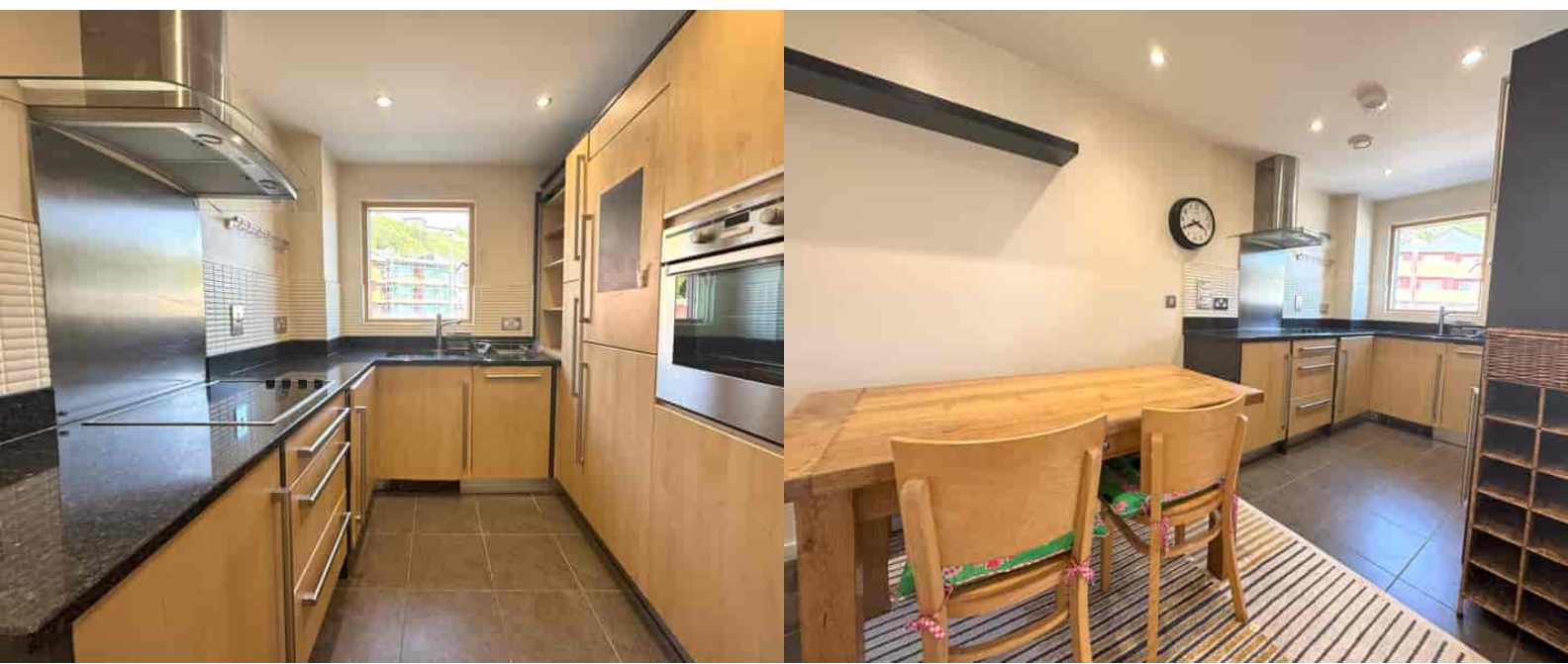
The Osborne, RotherSlade Road, Langland, Swansea, West Glamorgan SA3 4QA

- Beautiful One Bedroom Apartment
- First Floor with Lift Access
- Partial Sea Views
- Views Towards RotherSlade Bay
- Allocated Under Croft Parking
- Electric Heating
- Living Room Balcony with Partial Sea Views
- Bathroom with Shower Enclosure



PROPERTY DESCRIPTION

Bay is delighted to offer for sale, this beautiful one bedroom apartment in The Osborne on Rotherslade Road. Majestically overlooking Langland and Rotherslade Bay, The Osborne has been a prominent and sought-after residence for many years. Located on the first floor with lift access, the apartment briefly comprises an entrance hallway, an open-plan living room with adjoining, integrated kitchen and dining area. the living room opens out onto a sit-out balcony, with partial sea views, towards Rotherslade Bay and the cliff path to Limeslade. The main bedroom benefits from floor to ceiling windows, overlooking the balcony. Bathroom with four piece suite to include shower enclosure. Allocated parking space in the under croft car park, which is accessed through a gated entrance, providing a secure environment for residents. In addition to Rotherslade Bay on the doorstep, the cliff top footpaths offer spectacular scenery and sea views meandering to Langland Bay and Caswell in one direction, and Limeslade in the other. Mumbles village is within half a mile with all its excellent array of shops, boutiques, cafe's and restaurants. Viewing is highly recommended. Immersive 360 degree virtual tour available! Please refer to Ofcom checker for mobile signal and coverage. Leasehold: 125 years from 1 September 2004 (104 years remaining). Ground Rent: Included in Service Charge. Service Charge: £5343.84 p.a. Council Tax: Band F. EPC Rating: C.



ROOM DESCRIPTIONS

Hallway

Hardwood entrance door with dual locks. Hardwood effect laminate flooring. Three wall mounted up-lighters.. Door to airing cupboard/storage space, housing water tank. Panel heater. Power points. Wall mounted intercom.

Living Room Area

3.171m x 5.185m (10' 5" x 17' 0")
[Measurements taken to furthest point of living room area, up to partition]
Hardwood effect laminate flooring. Recessed ceiling spotlights. Hardwood framed double floor-to-ceiling windows to front and door onto sit-out balcony with partial sea views over the communal terrace, towards Rotherslade Bay and cliff path. Panel heater. Power points.

Kitchen / Dining Area

2.353m x 4.384m (7' 9" x 14' 5") [Measurements taken to furthest point of kitchen/dining area, up to partition]
Hardwood effect laminate flooring. Adjoining the living room with stylish wall and base units with chrome handles and storage shelves, incorporating polished granite work surface and splash-back trim with inset one and a half bowl sink, mixer tap and drainer. Integrated hob, stainless steel splash-back and extractor hood with glass surround. Built-in washer/dryer, fridge and freezer. Recessed ceiling spotlights. Power points.

Bedroom

3.131m x 4.832m (10' 3" x 15' 10")
[Measurements taken to furthest point of room and into wardrobe space]
Hardwood effect laminate flooring. Ceiling light fitting. Hardwood framed double glazed, floor to ceiling windows, overlooking balcony. Panel heater. Power points. Built-in wardrobe.

Bathroom

3.050m x 2.307m (10' 0" x 7' 7") [Measurements taken to furthest point of room]
Tiled flooring. Recessed ceiling spotlights.. White four piece bathroom suite comprising bath, pedestal wash hand basin with mixer tap, low level WC with button flush, and fully tiled shower enclosure. Vertical heated towel rail.. Shaver point. Partial splash-back wall tiling in mosaic. Extractor fan.

External

One under-croft allocated parking spaces.

Tenure & Utilities (as of June 2025)

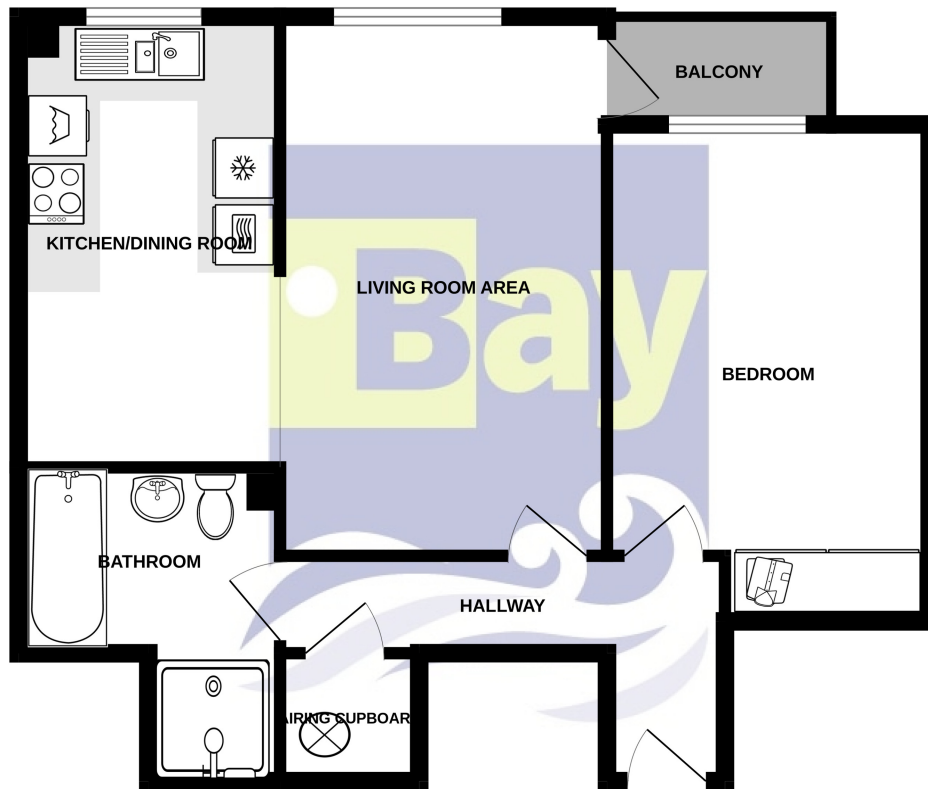
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Ground Rent: Included in Service Charge
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Council Tax: Band F



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+) A		
(81-91) B		85
(69-80) C	73	
(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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