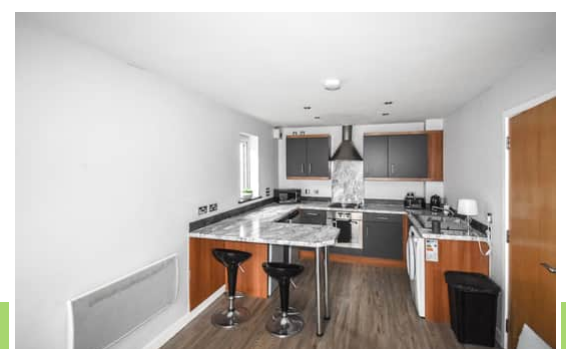




**11 Victory Apartments, Phoebe Road,
Pentrechwyth, Swansea, SA1 7FD**
Asking Price: £94,950

- A Second Floor One Bedroom Apartment
- Popular And Sought After Residential Area
- Immaculately Presented Throughout
- Ideal Investment Opportunity
- Allocated Parking
- Open Plan Lounge/Kitchen/Diner



Entrance Communal Hallway

With staircase and lifts to all floors.

Entrance Hallway

Entered via front door giving access to hallway with built in cupboard space and doors to:-

Lounge/Kitchen

5.740m x 3.304m (18' 10" x 10' 10")

A good size light and airy room, laminate flooring and double glazed patio doors opening onto a sit out balcony. The lounge is open plan effect to a well present and modern fitted kitchen with a good selection of matching base and wall units in grey with stainless steel handles, colour coordinated roll top work surface space and preparation area incorporating sink unit with hot and cold mixer taps over, built in fan assisted electric oven, 4 ring hob and stainless steel extractor canopy over, integral dish washer, plumbing for automatic washing machine, space for fridge freezer, extractor fan and double glazed window to side aspect.

Bedroom One

3.983m x 2.831m (13' 1" x 9' 3")

With double glazed window to front aspect.

Bathroom

2.749m x 1.762m (9' 0" x 5' 9")

A modern 3 piece suite in white comprising panel bath with mains shower over and glazed side screen, vanity wash hand basin, low level W.C, tiled walls, shaver point, heated chrome towel rail and extractor fan.

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 aptment block.

Lease & Service Charges

The ground rent payable is £236.00 per year with a sevice charge of £1770.00 per year. 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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