



Castle Buildings, Castle Street, Swansea, West Glamorgan SA1 1JG

- Beautifully Presented Studio Apartment
- Third Floor with Lift Access
- Attractive Views Towards Kilvey Hill
- City Centre Location



PROPERTY DESCRIPTION

Bay is delighted to offer for sale, this beautifully-presented studio apartment situated in Castle Lofts in the heart of the City Centre. Located on the third floor with lift access, this spacious studio apartment briefly comprises; an entrance hallway leading to a bathroom with shower and airing cupboard, living space and an adjoining modern fitted kitchen. Features include, motorised floor-to-ceiling curtains revealing an expanse of windows, and doors to Juliet balcony with attractive views towards Kilvey Hill. Conveniently located for access to local bars, restaurants, cinemas and cafes. Electric heating. No allocated parking. Virtual viewing video available! Leasehold: 105 years remaining (125 years (less 10 days) from 1 December 2004). Annual Service Charge: £2,600. Ground Rent: £100 p.a. Council Tax: Band C. EPC Rating: C. Tenant currently in-situ.



ROOM DESCRIPTIONS

Hallway

1.194m x 2.694m (3' 11" x 8' 10")

[Measurements taken to furthest point of room]

Hardwood entrance door. Hardwood effect laminate flooring. Hardwood entrance door. Ceiling light fitting. Wall mounted intercom.

Living Room / Bedroom Area (incorporating kitchen)

8.547m x 5.339m (28' 0" x 17' 6")

[Measurements taken to furthest point of room]

Hardwood effect laminate flooring. Recessed ceiling spotlights. Two wall mounted panel heaters. Double glazed windows to front with double doors opening onto Juliet balcony with views towards Kilvey Hill.

Kitchen Area

1.884m x 2.731m (6' 2" x 9' 0") [Measurements taken to furthest point of room]

Hardwood effect laminate flooring. Recessed ceiling spotlights. Wall and base units in gloss white, incorporating oven, hob and extractor hood. Inset sink and a half and drainer unit, integrated dishwasher, integrated fridge/freezer, integrated washer/dryer.

Bathroom

1.877m x 1.969m (6' 2" x 6' 6") [Measurements taken to furthest point of room]

Tiled flooring. Partial wall tiling (fully tiled behind bath). Three piece suite comprising bath with shower attachment and monsoon

level WC. Recessed ceiling spotlights. Heated towel rail. Door to cupboard, housing water tank. Extractor fan.

Tenure & Utilities (as of September 2024)

Leasehold: 105 years remaining (125 years (less 10 days) from 1 December 2004)

Annual Service Charge: £2,600

Ground Rent: £100 p.a.

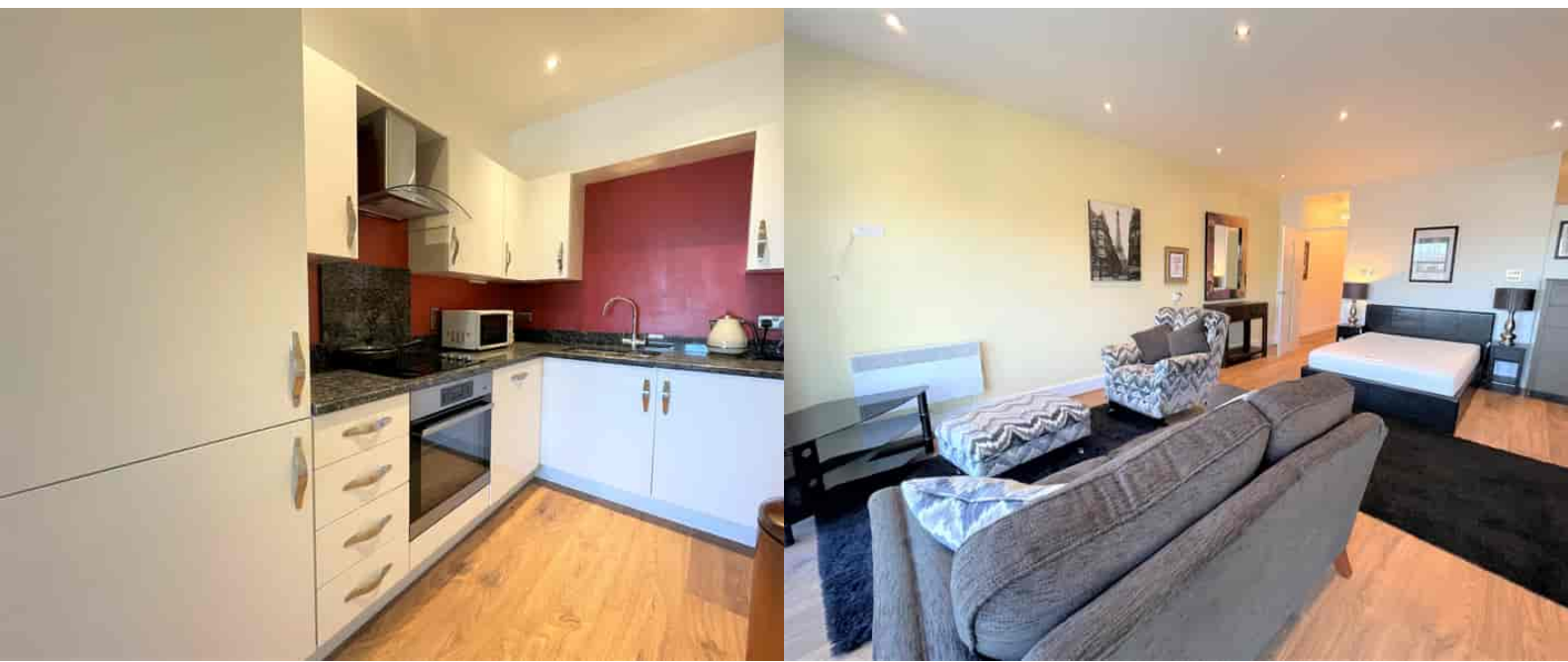
Council Tax: Band C

EPC Rating: C

Tenant currently in-situ

Disclaimer

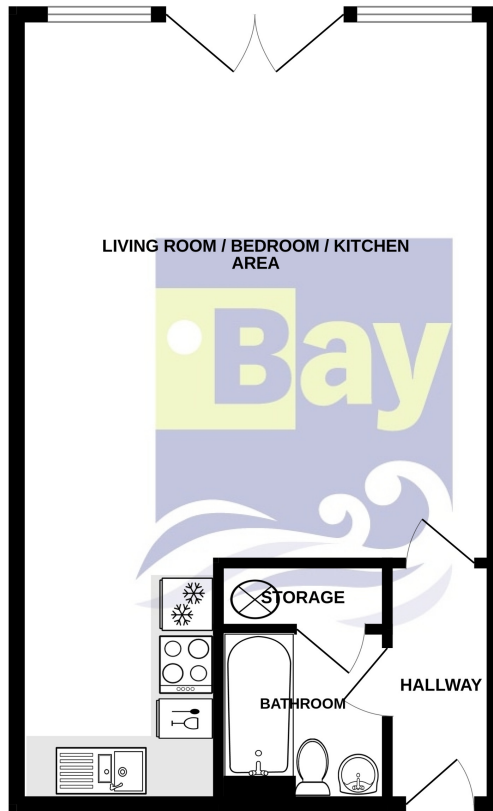
All measurements, floor plans and photographs are for guidance purposes only. Photographs may be taken with a wide angled/zoom lens, and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. These 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 must 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+) | A | | |
| (81-91) | B | | 88 |
| (69-80) | C | 80 | |
| (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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