



104 Pearl House, Princess Way, Swansea, SA1 5HF

£95,000

Astleys are pleased to offer this one-bedroom apartment located on the first floor of the popular Pearl House. There is a lift to all floors. The property overlooks Swansea's Kingsway and is within walking distance of, Swansea Bay, bars, restaurants, and local amenities, there is also good access to transport links, train station, and the new Arena.

The accommodation comprises; hallway, kitchen/living room, one bedroom, bathroom, and storage cupboard.

EPC Rating - D.

The Accommodation Comprises

Entrance

Via wooden door.

Hallway

Door's to kitchen/living room, bedroom, bathroom and storage cupboard. Electric heater.

Kitchen/living room



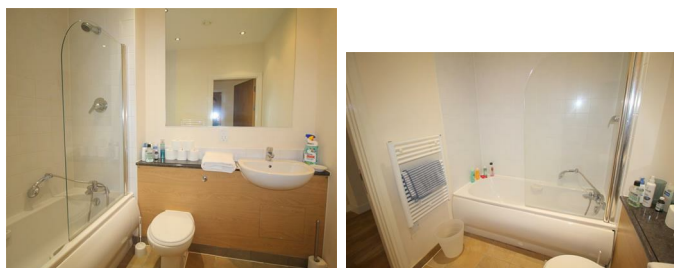
Two double glazed windows to front, fitted with a range of wall and base units with worktop over, inset stainless steel sink with drainer and mixer tap. Tiled splashback, integrated electric oven and hob with extractor hood over, integrated fridge freezer, washer dryer and dishwasher, two electric heaters.

Bedroom 14'10" x 9'0" (4.51m x 2.74m)



Double glazed window to front, fitted wardrobe with sliding doors, electric heater.

Bathroom



Three piece suite comprising; panelled bath with shower over, wash hand basin and low level w/c. Tiled flooring, part tiled walls heated towel rail.

Storage Cupboard 2'8" x 4'8" (0.81m x 1.43m)

View



TENURE

The property is LEASEHOLD

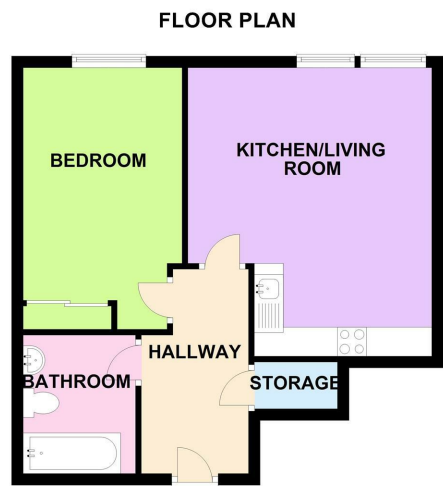
125 year Lease from 2007

Ground Rent £200.00 per annum

Service Charge - £1237.000 per annum

Council Tax Band C - Min £1568.18

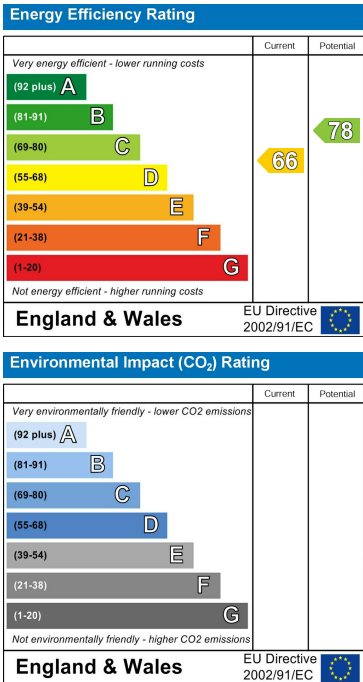
Floor Plan



Area Map



Energy Efficiency Graph



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