



## 56 St. Leger Crescent, St. Thomas, Swansea, SA1 8ET

**Offers Over £120,000**

Offered for sale with no onward chain, this well-proportioned first-floor apartment presents an excellent opportunity for both first-time buyers and investors alike. The property benefits from a garage and communal parking, adding to its convenience and appeal. The accommodation comprises a welcoming entrance hall leading to a spacious lounge/dining room with access to a sit-out balcony, a fitted kitchen, three bedrooms, a bathroom, and a separate WC.

Ideally located, the apartment is within close proximity to Swansea City Centre, Swansea University, and the popular SA1 Waterfront, making it perfectly positioned for modern urban living. A wide range of local amenities including shops, cafés, restaurants, schools, and parks are all easily accessible, while excellent transport links ensure straightforward commuting. This is a fantastic opportunity to secure a property in a highly sought-after and convenient location.



## **The Accommodation Comprises**

### **Ground Floor**

Large storage cupboard.

### **Hall**

Laminated flooring, radiator.

### **Kitchen 8'2" x 9'6" (2.50m x 2.90m)**



Fitted with a range of wall and base units with worktop space over, tiled splash backs, plumbing for washing machine, wall mounted boiler, double glazed window to rear.

### **Lounge 11'2" x 16'9" (3.40m x 5.10m)**



Double glazed windows to front and side, laminated flooring, radiator, door to sit out balcony.

### **Balcony 2'2" x 6'9" (0.66m x 2.06m)**



### **Bedroom 1 11'10" x 11'10" (3.60m x 3.60m)**



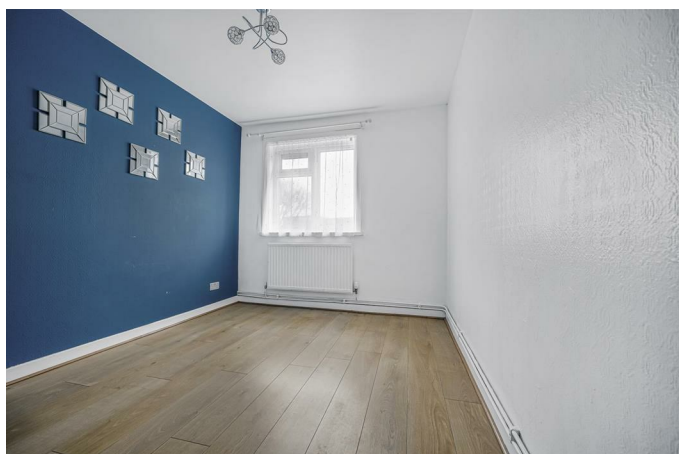
Double glazed window to rear, laminated flooring, radiator.

**Bedroom 2 11'2" x 8'6" (3.40m x 2.60m)**



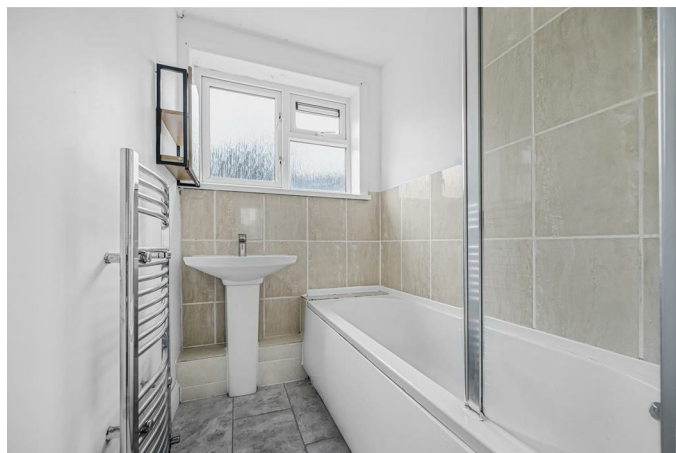
Double glaze window to front, laminated flooring, radiator.

**Bedroom 3 11'2" x 8'2" (3.40m x 2.50m)**



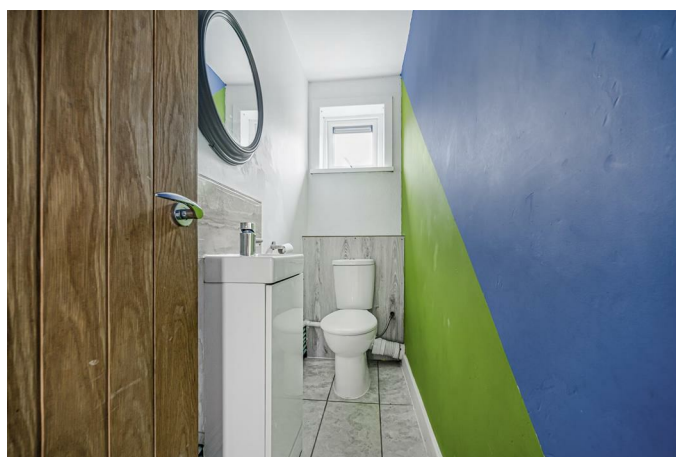
Double glazed window to front, laminated flooring, radiator.

**Bathroom**



Two piece suite comprising a bath with shower over and wash hand basin, tiled splash backs, tiled flooring, heated towel rail, frosted double glazed window to rear.

**WC**



Two piece suite comprising a wash hand basin and WC. Double glazed window to rear.

## External



The property benefits from a garage and communal gardens.

## Aerial Images



## Agents Note

Tenure - Leasehold

Lease Start Date 02 Jun 1991 - Lease End Date 25 Mar 2116

Lease Term 125 years from 25 March 1991

Lease Term Remaining 90 years

Ground Rent - £10 a Year

Service Charge - £207.37 A year

Council Tax Band - A

Services - Mains electric. Mains sewerage. Mains Gas. Water Meter.

Parking - Garage

Mobile coverage - EE Vodafone Three O2

Broadband - Basic - 6 Mbps Superfast 267 Mbps

Ultrafast 1800 Mbps

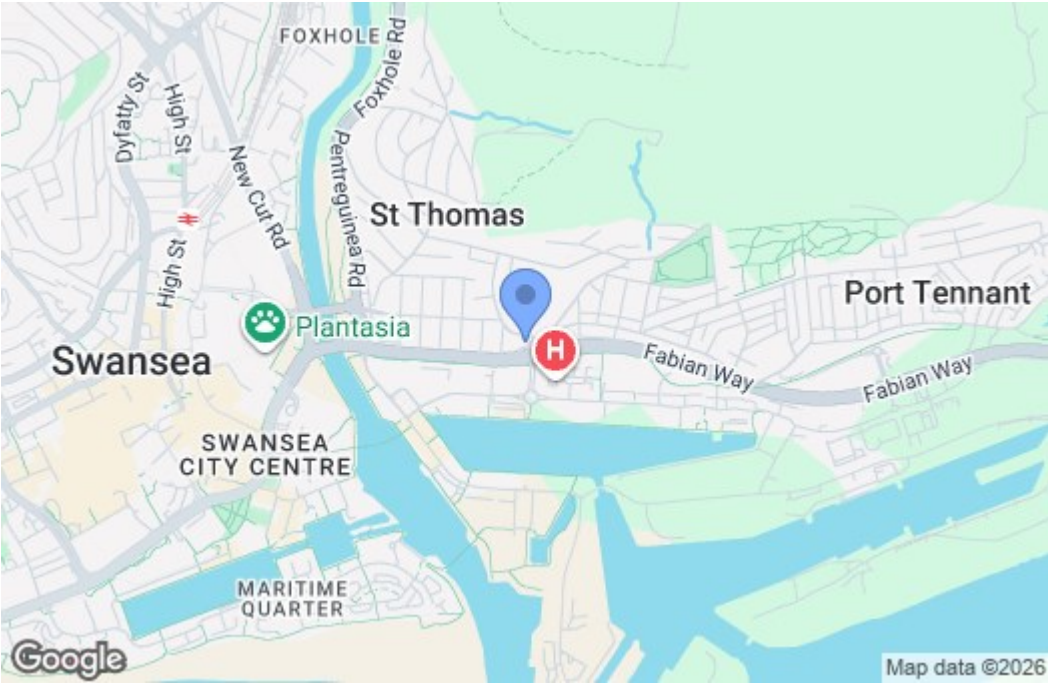
Satellite / Fibre TV Availability - BT Sky Virgin



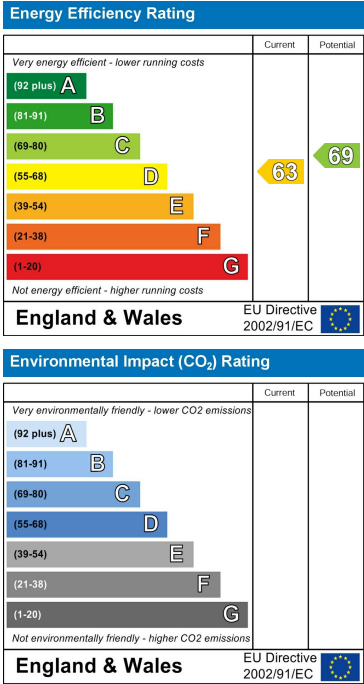
Floor Plan



Area Map



Energy Efficiency Graph



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. Intending 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 firms employment has the authority to make or give any representation or warranty in respect of the property.