



## Apartment 16, 154-155 St. Helens Road, Swansea, SA1 4DJ

**£90,000**

Offered to the market with no onward chain and allocated parking, this attractive one bedroom apartment is situated on the second floor of a well maintained development on St. Helens Road and presents an excellent opportunity for first-time buyers, professionals or investors alike. Benefiting from both staircase and lift access via a communal entrance hall, the property offers modern, low maintenance living in a highly convenient Swansea location. Upon entering, a welcoming entrance porch provides access to the bedroom and contemporary shower room. The apartment then opens into a bright and spacious open-plan living area, thoughtfully designed to combine the lounge and kitchen into one sociable and functional space. Large windows flood the room with natural light, creating a bright and airy atmosphere ideal for both relaxing and entertaining. The property's straightforward layout and manageable size make it an excellent choice for those seeking a lock-up-and-leave lifestyle or an investment property with broad rental appeal. The location is a particular highlight. St. Helens Road enjoys easy access to Swansea City Centre, Swansea Bay seafont, Swansea Marina, and the popular Uplands district, renowned for its vibrant selection of cafés, restaurants, bars and independent shops. Swansea University, Singleton Hospital and public transport links are all within easy reach, making the apartment particularly attractive to professionals, students and commuters alike. Offering comfortable accommodation in a central and well-connected location, this apartment represents an excellent opportunity for both owner-occupiers and investors.

## The Accommodation Comprises

### Ground Floor

#### Communal Hallway

Communal hallway with staircase and access to the lift.

### Second Floor

#### Entrance 3'4" x 4'3" (1.02m x 1.30m)

Entrance door, door into the living accommodation.

#### Bedroom 12'10" x 7'6" (3.91m x 2.29m)



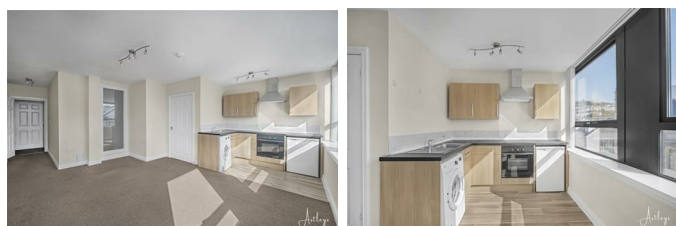
Frosted window facing into lounge area, electric storage heater.

#### Open Plan Living 25'2" x 12'1" (7.66m x 3.69m)

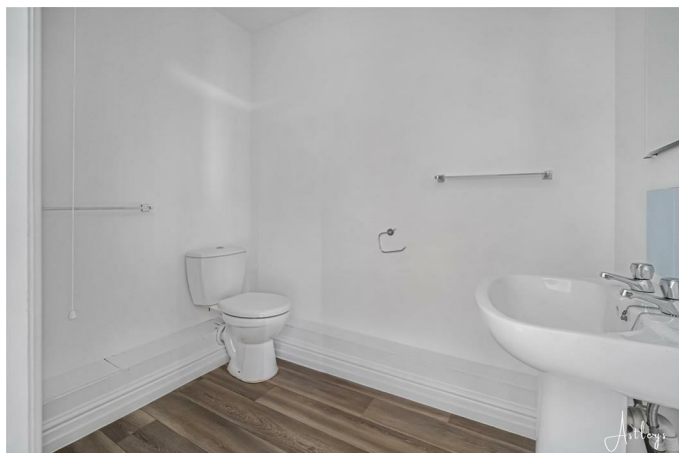


A bright and spacious open plan living area featuring large double glazed windows that allow for an abundance of natural light, complemented by an electric storage heater.

The kitchen area is fitted with a range of wall and base units with worktop space over, a stainless steel sink unit, tiled splashbacks, plumbing for a washing machine and space for a fridge. Integrated appliances include an electric oven and a four-ring electric hob with extractor hood over, creating a practical and functional space for everyday living.



### Shower Room 7'4" x 7'3" (2.23m x 2.21m)



Three piece suite comprising a shower cubicle, wash hand basin and WC.

#### **Agents Note**

Tenure - Leasehold

Lease Term 125 years from 1 January 2008

Lease Term Remaining 106 years

Ground Rent - £175 per annum

Service Charge - £1180 per annum.

Council Tax Band - C

Services - Mains electric. Mains sewerage. Water Meter.

Parking - Designated parking space

Mobile coverage - EE Vodafone Three O2

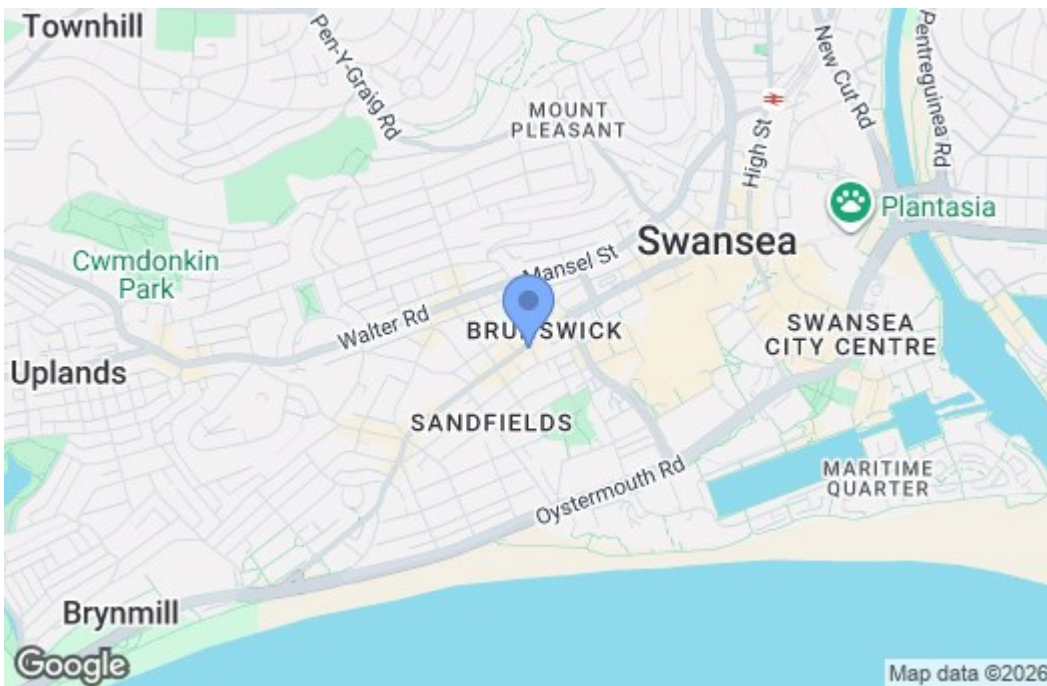
Broadband - Basic 15 Mbps Superfast 80 Mbps

Satellite / Fibre TV Availability - BT Sky

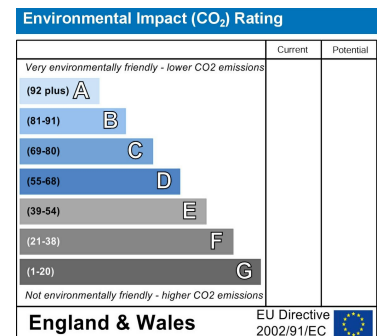
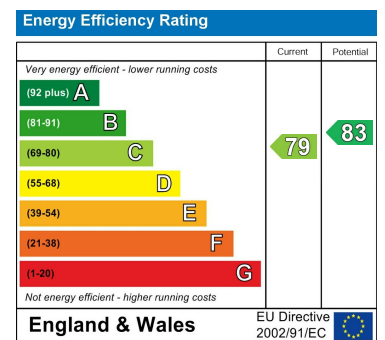
## Floor Plan



## Area Map



## Energy Efficiency Graph



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