



## 20 The Grove

Uplands, Swansea, SA2 0QT

**Auction Guide £170,000**



## FULL DESCRIPTION

### Ground Floor Flat

#### Entrance Porch

#### Hallway

#### Lounge

12'6" x 11'6" (3.82m x 3.53m)

#### Bedroom

11'6" x 10'5" (3.53m x 3.20m)

#### Dining Room

12'2" x 9'7" (3.71m x 2.94m)

#### Inner Hallway

#### Bathroom

#### Kitchen

10'5" x 8'4" (3.20m x 2.55m)

### First Floor Flat

#### Entrance Hallway

#### Bedroom 1

16'3" x 11'8" (4.96m x 3.58m)

#### Lounge

10'5" x 8'4" (3.20m x 2.56m)

#### Bathroom

#### Kitchen

11'4" x 9'10" (3.46m x 3.00m)

### Second Floor

#### Attic Room

15'0" x 14'5" (4.59m x 4.41m)

### External

#### Front Forecourt

#### Enclosed Rear Courtyard with Pedestrian Access

### Tenure - Leasehold

Term: 999 Years from 1889

Ground Rent: Approximately £5 Per Annum

### Council Tax Band - Both Flats C

### EPC - Both Flats D

### N.B

You are advised to refer to Ofcom checker for mobile signal and coverage.

### Further Information

Please note it is the responsibility of all purchasers to conduct their own investigation into all aspects of the property. We recommend reading through the properties legal pack, which is available on our website, prior to bidding and also seek legal advice. If you are successful, you will be required to pay a 10% deposit, together with the buyer's premium/holding fee and complete in 28 days, therefore we would strongly recommend for you to ensure your finances are in place before the auction, due to the timescales involved.

The holding fee is the buyer's premium purchase fee which is £3,000. If you are the successful bidder, you are contractually bound to exchange, with a 10% deposit, on the property as per the terms and conditions you agreed to when registering for the auction. With completion being 28 days later unless the contract states otherwise. Should the property sell prior to auction the same fee of £2,500 plus VAT is payable.

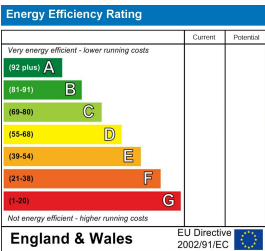
## AREA MAP



## FLOOR PLANS



## EPC



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 or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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