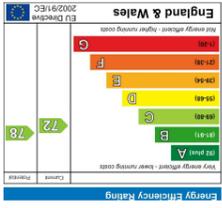


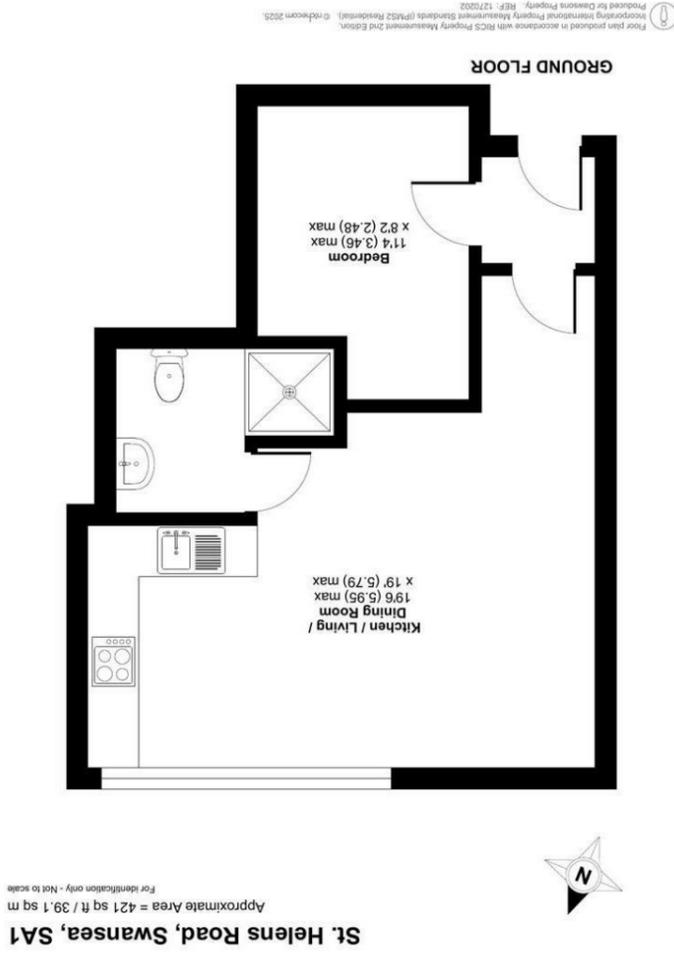
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



EPC



AREA MAP



FLOOR PLAN



Apartment 6, 154-155 St. Helens Court
 St. Helens Road, Swansea, SA1 4DJ
Offers Over £90,000



GENERAL INFORMATION

Investment Opportunity - Ground Floor Apartment in Swansea City Centre (Tenant In Situ)

We are pleased to offer for sale this one-bedroom ground floor apartment, ideally situated in the heart of Swansea City Centre and sold with a tenant in situ—making it a ready-made investment opportunity.

The accommodation comprises an entrance hallway, an open-plan lounge/dining room/kitchen, a double bedroom, and a modern shower room. The apartment is currently let on a standard tenancy agreement, generating a rental income of £600 per calendar month.

This property represents an ideal purchase for first-time buyers or investors alike. Perfectly positioned, it offers immediate access to all the amenities of the City Centre and is just a short walk from Swansea's vibrant Copr Bay development, featuring a 3,500-capacity digital arena, landscaped parks, car parks, and an array of new bars and restaurants. Excellent transport links provide easy access to Singleton Hospital, Swansea University, and Swansea Beach, further enhancing the appeal of this central location.

Viewing is highly recommended to fully appreciate the potential and convenience this property has to offer.

FULL DESCRIPTION

Communal Entrance

Communal Hallway

Ground Floor Apartment

Entrance

Hallway

Open Plan Lounge/Dining Room/Kitchen

19'6" (max) x 18'11" (max)
(5.95m (max) x 5.79m (max))



Bedroom
11'4" (max) x 8'1" (max) (3.46m (max) x 2.48m (max))

Shower Room

Tenure - Leasehold

Term: 125 Years from 1st January 2008
Ground Rent £175 Per Annum (next Review 2033)
Service Charge: £1,200 per Annum (£300 paid per quarter)

Council Tax Band - C

N.B

"You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage"

Income

Current income £600 P.C.M

