



# 214 Pearl House

Princess Way, Swansea, SA15HF

# Asking Price £75,000









### **FULL DESCRIPTION**

#### **Entrance**

Enter via communal door into:

### **Communal Hallway**

Stairs and lift to all floors.

#### **Entrance**

Enter via wooden door into:

#### **Hallway**

Door to Storage cupboard.

# Open plan Lounge/Kitchen/Dining Room

15'11" x 15'6" (4.84m x 4.73m)

Fitted with a range of wall and base units with work surface over, set in stainless steel sink, four ring electric hob with built under electric oven, built-in fridge/freezer, plumbing for, washing machine, electric storage heater, laminate flooring with ceiling spotlights, uPVC double glazed window to rear.

#### Bedroom 1

15'9" x 9'2" (4.81m x 2.80m)

UPVC double glazed window to rear, storage cupboard, electric storage heater.

#### **Bathroom**

6'5" x 7'8" (1.95m x 2.34m)

Three piece suite comprising panelled bath with shower over, vanity wash hand basin and WC, heated towel rail, tiled flooring with ceiling spotlights.

#### Tenure - Leasehold

Term 125 Years with 106 years remaining Service Charge: £1,381 Per Annum Ground Rent: £200 Per Annum

Insurance: £205.77 Per Annum (paid until 23.03.2026)

#### Council Tax Band - C

#### **EPC-B**

# **Services**

Mains Electric Mains Sewerage

Water - Metered

Heating - Electric

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability

#### AREA MAP



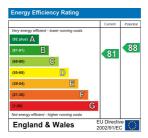
## **FLOOR PLANS**

GROUND FLOOR



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## **EPC**



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