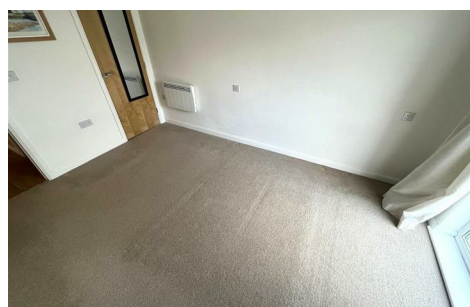




11 Sirius Apartments Phoebe Road

Pentrechwyth, Swansea, SA1 7GA

Offers In The Region Of



FULL DESCRIPTION

Summary

Dawsons offer for sale this second floor apartment situated in the sought after area of the Copper Quarter, Swansea. The property features entrance hallway, bathroom, bedroom open plan lounge/kitchen with patio doors leading to a sit on balcony. Externally the property offers one allocated parking space.. We consider this to be an ideal first time or investment purchase. The property is in superb location to Morfa Retail Park, Swansea.com Stadium & Swansea City Centre, also in convenient location to local schools and amenities. Viewing is highly recommended to appreciate the accommodation on offer.

Communal Entrance

Communal Hallway

Stairs and Lift to All Floors

Second Floor Flat

Entrance

Hallway

Open Plan Lounge/Kitchen

18'4" x 9'4" (5.6m x 2.87m)

Balcony

Bedroom

13'3" x 9'4" (4.04m x 2.85m)

Bathroom

Storage Cupboard

Externally

Allocated Parking Space

Tenure - Leasehold

Term: 125 Years with 107 Years Remaining

Ground Rent: £315.32 Per Annum

Service Charge: £1,589.40

Council Tax Band - C

N.B

Vendor advises that safety works are due to be carried out, however after extensive enquiries we have not been able to determine when this will take place.

Services

Mains Electric

Mains Sewerage

Water - Billed

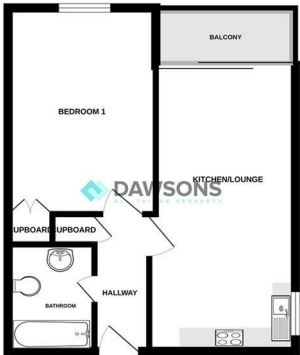
"You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability."

AREA MAP

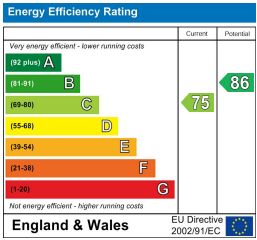


FLOOR PLANS

SECOND FLOOR FLAT



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.

