

These particulars 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.



AREA MAP



GROUND FLOOR

FLOOR PLAN



## GENERAL INFORMATION

We are delighted to offer for sale this second-floor apartment situated in the popular Copper Quarter development in Swansea. Located within Orion Apartments, this property is an ideal first-time buy or investment opportunity.

The accommodation comprises an entrance hallway, an open-plan lounge/kitchen, a double bedroom, a bathroom, and a sit-out balcony providing beautiful river views—offering a peaceful spot to relax.

Externally, the property benefits from an allocated parking space.

The Copper Quarter is superbly located close to Swansea City Centre, Morfa Retail Park, the Swansea.com Stadium, and provides excellent transport links to the M4 motorway.

Viewing is highly recommended to appreciate the aspect and convenience this apartment has to offer.

## FULL DESCRIPTION

**Communal Entrance**

**Communal Hallway**

**Stairs and Lift to All Floors**

**Second Floor Apartment**

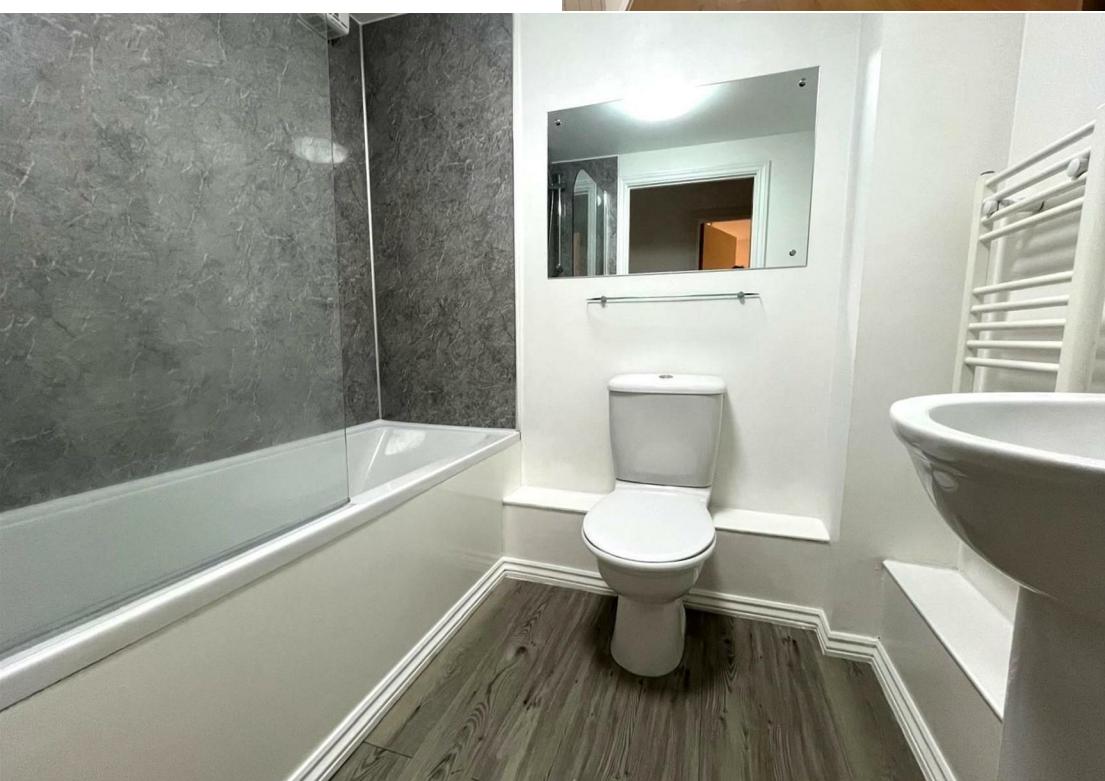
**Entrance**

**Hallway**

**Open Plan Lounge/Dining Room/Kitchen**  
18'8" x 9'6" (5.7m x 2.90m)

**Balcony**

**Bedroom**  
13'1" x 9'6" (4.0m x 2.90m)



**Bathroom**

**External**

**Allocated Parking Space**

**Tenure - Leasehold**

term 125 Years From April 2007 with  
106 years remaining  
Ground Rent: £315 Per Annum  
Service Charge: £1,300 Per Annum

Service Charge Review every 6 months

**Council Tax Band - C**

**EPC-C**

**N.B**

ESW1 B2 Rating

**Services**

Mains Electric  
Mains Sewerage

Water: Metered

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.

