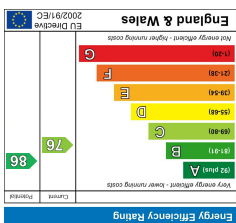


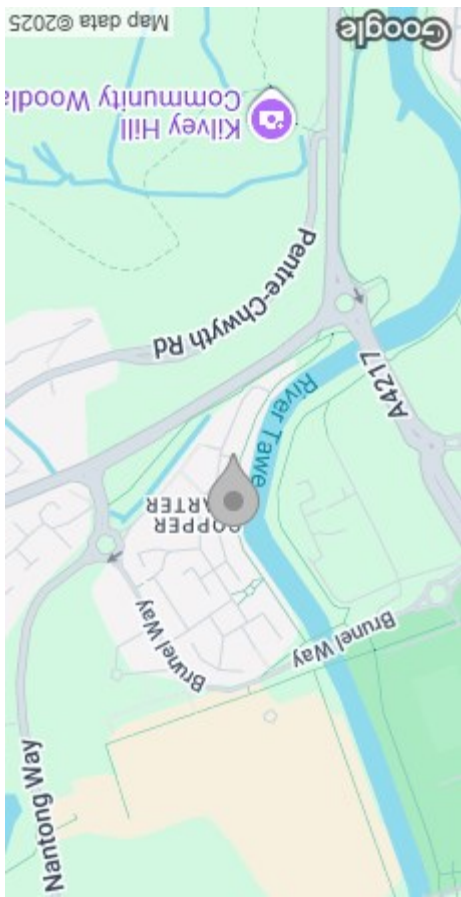


Intel's best effort has been made to ensure the accuracy of the program contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

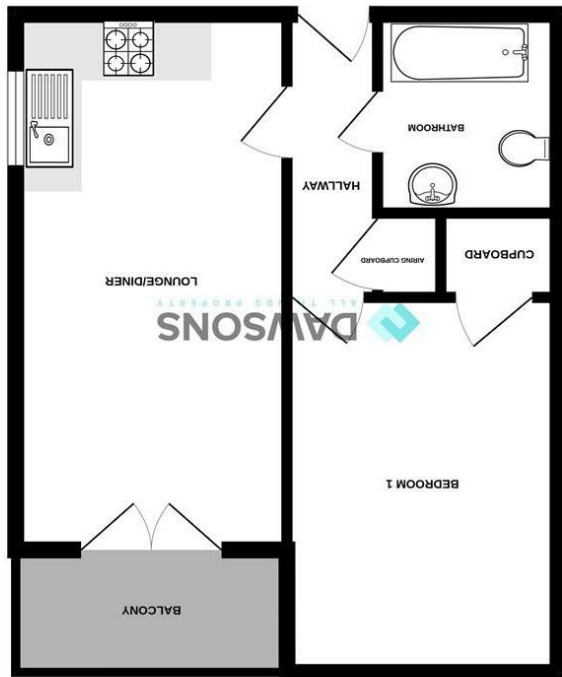
Made with Metropix 52025



EPC



AREA MAP



GROUND FLOOR

FLOOR PLAN



16 Orion Apartments Phoebe Road
Copper Quarter, Pentrechwyth, Swansea, SA1 7FX
Offers Over £95,000



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.

