



## Flat 6 Pearl Court 256-258 Oystermouth Road , Swansea, SA1 3UH

Asking Price £145,000



## FULL DESCRIPTION

### Communal Entrance

### Communal Hallway

Stairs to all floors.

### Second Floor Flat

### Entrance

### Hallway

### Open Plan Lounge/Dining Room/Kitchen

### Kitchen/Dining Room Area

12'11" x 12'5" (3.96m x 3.81m)

### Lounge Area

19'1" x 16'6" (5.82m x 5.05m)

### Bathroom

### Bedroom

11'8" x 9'8" (3.58m x 2.97m)

### External

### Decked Area

### One Allocated Parking Space

### Tenure - Leasehold Share of Freehold

Each Flat has a share of the freehold 1/6th

Annual Service Charge: £1,200 (£100 paid per month)

### Council Tax Band - C

### Restrictions

No short term lets allowed, ie. Holiday rentals. Long term lets are ok. Lease states no pets. Carpark has a roller shutter, caravans and large campervans would not fit underneath this.

No lift in building and 2 stair cases only.

### N.B

You are advised to refer to Ofcom checker for mobile signal and coverage.

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.



## AREA MAP



Map data ©2024 Google

## FLOOR PLANS



Oystermouth Road, Swansea, SA1  
Approximate Area = 533 sq ft / 49.5 sq m  
For identification only. Not to scale

## EPC

