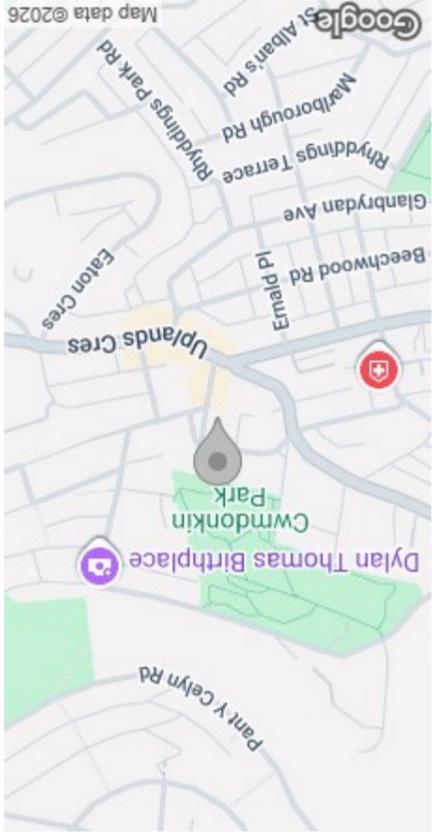


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

Where a diagram has been made to illustrate the location of the property, the diagram is intended to provide a general guide only and should not be relied upon for any specific purpose. The diagram is not intended to be used as a legal document and any reliance on it is at the purchaser's risk. The diagram is not intended to be used as a legal document and any reliance on it is at the purchaser's risk.

EPC



AREA MAP



SECOND FLOOR FLAT

FLOOR PLAN



10 The Grove
 Uplands, Swansea, SA2 0QS
 Asking Price £90,000



GENERAL INFORMATION

We are pleased to offer for sale this well-presented second-floor apartment, ideally positioned in a highly convenient location close to Swansea University, the vibrant Uplands Quarter, Singleton Hospital, and Swansea City Centre.

The apartment comprises an entrance hallway leading to a bright open-plan kitchen/lounge/dining area, a bedroom, and a modern shower room, offering comfortable and practical living space.

Well suited to first-time buyers or investors alike, this property benefits from an excellent location with amenities, transport links, and lifestyle attractions all close at hand.

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

FULL DESCRIPTION

Comunal Entrance

Stairs upto:

Second Floor Flat

Entrance

Hallway

Open Plan

Kitchen/Lounge/Dining Room

15'9" x 12'7" (4.82m x 3.86m)

Bedroom

11'11" x 9'6" (3.65m x 2.90m)

Shower Room



Tenure - Leasehold

Peppercorn Rent

Council Tax Band TBC

The property is currently being used as a Air BnB.

EPC-D

Services

Mains Gas & Electric
Mains Sewerage

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

N.B

Please not the vendor is awilling to include the furniture in the sale.

