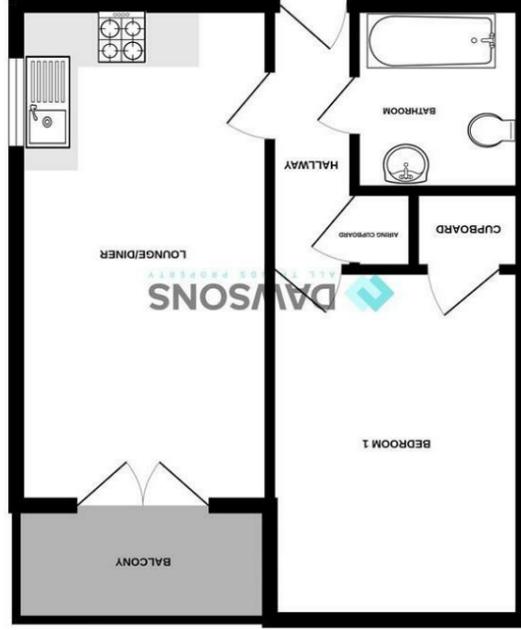


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

This floor plan has been made to ensure the accuracy of the number of bedrooms contained here. Measurements of doors, windows, rooms and other areas are approximate and responsibility is taken by the client. The floor is shown as a guide only and should not be used for any other purpose. The floor is shown as a guide only and should not be used for any other purpose. The floor is shown as a guide only and should not be used for any other purpose.



AREA MAP



GROUND FLOOR

FLOOR PLAN



16 Orion Apartments Phoebe Road
 Copper Quarter, Pentrechwyth, Swansea, SA1 7FX
Offers Over £90,000



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.

