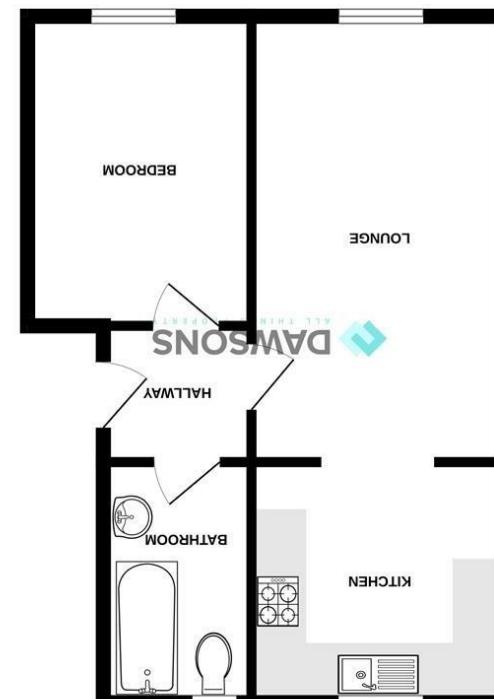


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

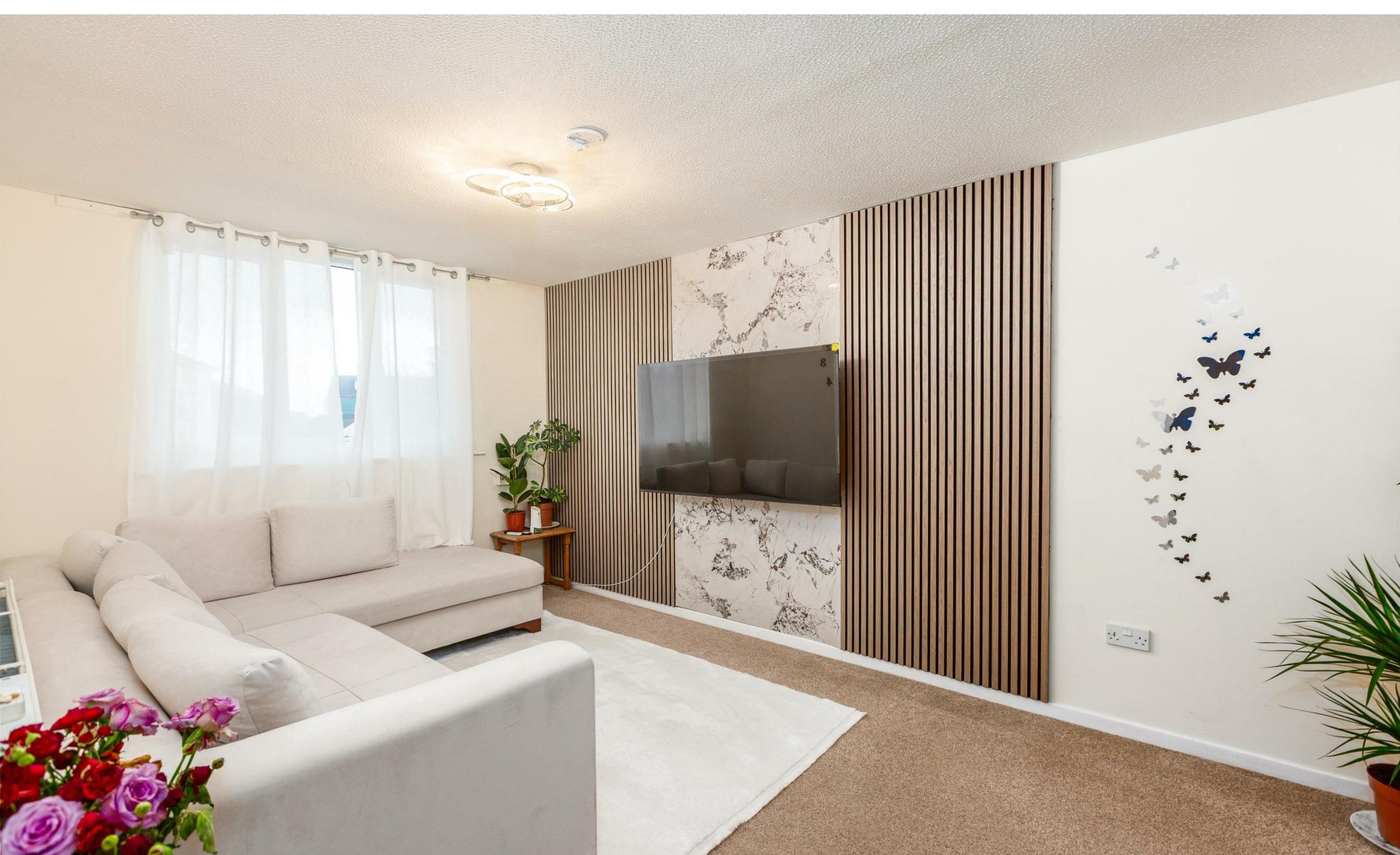


AREA MAP



FIRST FLOOR APARTMENT

FLOOR PLAN



## 82 Brunswick Court Russell Street

, Swansea, SA1 4HX

Asking Price £88,000



## GENERAL INFORMATION

A well-located first floor apartment situated within close proximity to Swansea City Centre, offering convenient and low-maintenance living.

The property comprises an entrance hall, bedroom, lounge/dining room, modern fitted kitchen, and bathroom. Externally, the apartment benefits from an allocated parking space.

Ideally positioned close to local amenities, Swansea City Centre, Swansea University, and Swansea Beach, the property also enjoys excellent transport links, making it perfect for city living.

We consider this apartment to be an ideal first-time purchase or investment opportunity. Viewing is recommended to appreciate the location and convenience on offer.

## FULL DESCRIPTION

**Communal Entrance**

**Communal Hallway**

**First Floor Apartment**

**Entrance**

**Hallway**

**Lounge**  
52'5" x 10'0" (16.0m x 3.05m)

**Kitchen/Breakfast Room**  
10'0" x 9'4" (3.05m x 2.86m)

**Bedroom**  
13'0" x 8'8" (3.98m x 2.66m)

**Bathroom**



### External - Allocated Parking Space.

#### Tenure - Leasehold

Term: 125 years from 1st June 1988  
Service Charge: £2,237.88 Per Annum  
Ground Rent: £100 Per Annum

#### Council Tax Band - B

#### EPC-D

#### Services

Mains Gas & Electric  
Mains Sewerage

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