



24 Excelsior Apartments

Princess Way, Swansea, SA1 3LQ

Best Offers Over £145,000



Well presented third Floor Apartment situated in the City Centre of Swansea and with good access to the M4 motorway. The accommodation briefly comprises: open plan lounge/kitchen with sit on balcony, two bedrooms, en suite and bathroom. Benefits: uPVC double glazing, electric heating and a secure underground allocated parking space. No chain. Internal viewing is highly recommended.

Tenure - Leasehold
Term: 249 years from 25.02.200
Fees to be confirmed

Council Tax Band - E

FULL DESCRIPTION

ENTRANCE

Enter via communal door into:

COMMUNAL HALLWAY

Stairs and lifts to all floors.

THIRD FLOOR

ENTRANCE.

Enter via wooden front door into:

HALLWAY

Wall mounted electric heater, main door intercom system, airing cupboard, laminate flooring.

OPEN PLAN LOUNGE/KITCHEN

20'1" x 12'9" (6.11 x 3.89)

Fitted with a range of modern wall and base units with complimentary work surface over, stainless steel sink with mixer taps, integrated dishwasher and washing machine, built in fridge freezer, oven hob and microwave, chimney style cooker hood, part tiled walls, part tiled floor, spotlighting, wine rack, two wall mounted electric heater, laminate flooring, uPVC double glazed patio doors to rear leading to sit on the balcony.

BEDROOM 1

12'10" x 11'10" (max) (3.91 x 3.60 (max))

UPVC double glazed window to side, Wall mounted electric heater,

EN-SUITE

Three piece suite comprising of shower cubicle, bowl wash hand basin, low-level w.c, part tiled walls, spotlighting, chrome towel rail, extractor fan.

BEDROOM 2

8'8" x 8'0" (2.64 x 2.43)

UPVC double glazed window to side, wall mounted electric heater, walk in wardrobe.

BATHROOM

Three piece suite comprising panelled bath with shower over and modesty screen, bowl wash hand basin, low-level w.c, chrome towel rail, part tiled walls, extractor fan, tiled flooring, spot lighting,

EXTERNAL

There is an underground allocated parking space with the property.

TENURE

Leasehold

Term: 249 years from 25.02.2001

Fees to be confirmed

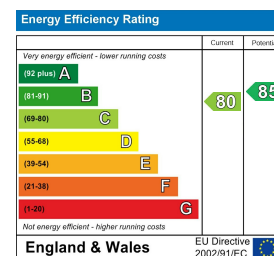
Council Tax Band - E

AREA MAP



FLOOR PLANS

EPC



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.

11 Walter Road, Swansea, SA1 5NF

T 01792 646060 E sw@dawsonsproperty.co.uk

W dawsonsproperty.co.uk

