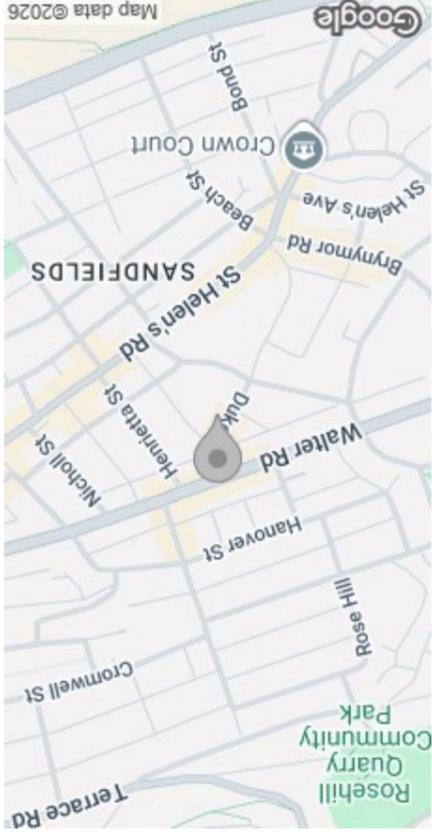


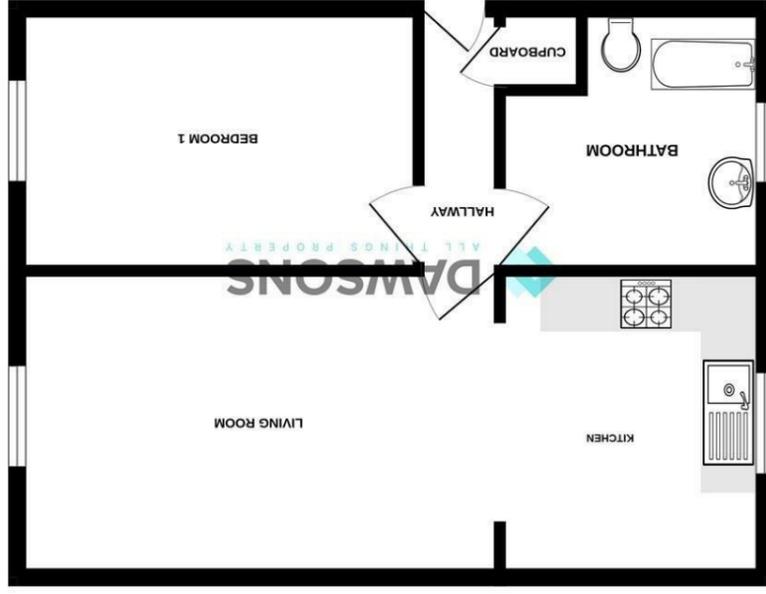
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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 energy rating has been made by means of the accuracy of the figures contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for guidance purposes only and should be used as such for prospective purchasers. The fixtures, systems and appliances shown have not been tested and no guarantee is made with respect to their condition or energy class rating.

EPC



AREA MAP



GROUND FLOOR

FLOOR PLAN



**39 Brunswick Court**  
 , Swansea, SA1 4HZ  
**Offers Over £90,000**



## GENERAL INFORMATION

Dawsons are delighted to offer for sale this one-bedroom apartment, ideally located in the heart of Swansea City Centre. Situated on the second floor, the property has been recently refurbished and comprises an entrance hall, lounge opening to a fitted kitchen, one bedroom, and a bathroom.

The apartment further benefits from one allocated parking space and a newly extended 990-year lease. It can be sold with a tenant in situ or with vacant possession, offering flexibility for both investors and owner-occupiers.

Perfectly positioned close to Swansea Train Station, Swansea Beach, local schools, and amenities, this property provides convenient and modern city living.

An ideal opportunity for first-time buyers or investors. Viewing is highly recommended to appreciate the accommodation on offer.

## FULL DESCRIPTION

### Communal Entrance

### Communal Hallway

Stairs to all floors.

### Second Floor

### Entrance

### Hallway

### Lounge Opening to:

15'8" x 10'0" (4.8m x 3.05m )

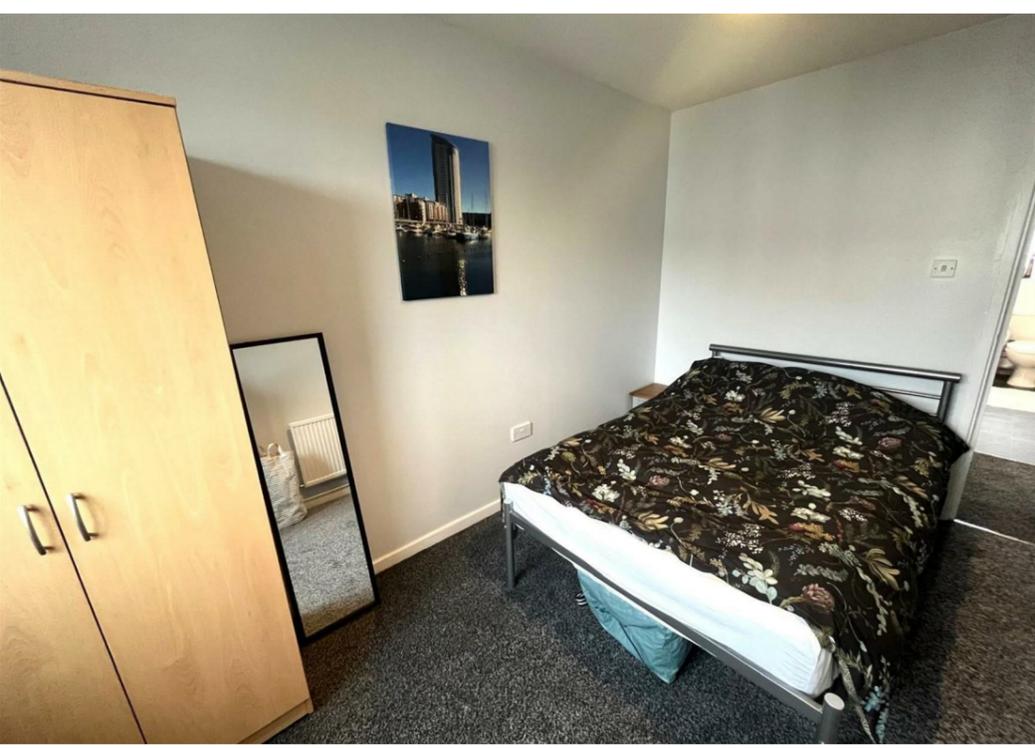
### Kitchen

10'0" x 9'2" (3.05m x 2.80m)

### Bedroom

13'1" x 8'6" (4.0m x 2.60m)

### Bathroom



### External

### Allocated Parking Space

### Tenure - Leasehold

Term - 990 Years

Service Charge - £2,196 Per Annum

### Council Tax Band - B

### EPC - C

### Further Information

Extended lease 990 years

Totally refurbished including boiler 10 year guarantee

High yield

Can be sold as a vacant possession or with a tenant in situ

### Services

Mains Gas & Electric

Mains Sewerage

"Broadband - The broadband type is Fibre

"Mobile - There are no known issues with mobile coverage .

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.