





GENERAL INFORMATION

A rare opportunity to purchase a unique ground floor apartment in the Grade II listed building of Pembroke Place. Located in a quiet location but within walking distance to Swansea Marina, city center and local amenities this property exudes history.

Recently refurbished to a high standard this apartment boasts one reception room, perfect for relaxing or entertaining guests and a stylish kitchen. The bedroom provides a cosy retreat and fitted wardrobes, and the new shower room offers modern fittings. The property also offers an outside private decked area and permit parking is available by Swansea Council.

Please note that this property is available for cash buyers only due to the length of lease. Contact us today to arrange a viewing and make this unique property yours!

Lease term 99 years from 1993 (68 years remaining)  
Service charge £3,682.35  
Ground rent £50.00  
Council tax band C  
EPC rating D

FULL DESCRIPTION

ENTRANCE

Communal door leading to the internal hallway and ground floor apartment.

HALLWAY

Storage cupboard.

SHOWER ROOM

White suite comprising Wc, pedestal wash hand basin and shower. Sash window. Electric shower.



KITCHEN

9'5" max x 9'4" (2.88 max x 2.87 )

Range of navy and white contrast. wall, base and drawer units with complimentary worktop over. Stainless steel sink with drainer and mixer. Integrated washing machine low level fridge with ice compartment. Single oven with 4 ring hob and integrated extractor fan.



LOUNGE

5.78 max x 3.5

Lounge  
Sash windows. Feature fire place. Wood panelling. Picture rail. Ceiling rose wall lights

BEDROOM

13'1" max x 11'6" (4.0 max x 3.51 )

Sash windows. Fitted wardrobes. Wooden floor coving and ceiling rose.

EXTERNAL

Courtyard laid with decking.

TENURE

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COUNCIL TAX BAND C

UTILITIES

Electric -  
Gas - No  
Broadband -No  
You are advised to refer to Ofcom checker for mobile signal and coverage.

