



## 30 Pembroke Buildings, Cambrian Place Marina, Swansea, SA1 1RL

Offers Around £40,000



## FULL DESCRIPTION

### ENTRANCE

Via Communal entrance Hallway. Stairs to first floor.

### HALLWAY

Cupboard housing space for washing machine.

### SHOWER ROOM

With corner shower, wash hand basin and W.C. Part tiled walls. Vinyl flooring.

### LOUNGE/ BEDROOM/ KITCHEN

15'5 (max) x 11'8 (4.70m (max) x 3.56m)

Double glazed secondary windows in front of sash windows. Electric heater, telephone point.

Kitchen area: Wooden effect wall and base units and worktops, sink and drainer with mix tap. Tiled splash back areas, space for fridge/freezer. Oven, electric hob and extractor fan.

### LEASEHOLD

Lease term: 125 years from 25.12.1993

Lease term remaining: 96 years

Ground rent: £37.50 half yearly

Maintenance charge: £1209.50 half yearly

### EXTERNAL

Permit Parking is available via Swansea Council.

### UTILITIES

Electricity- Ovo Energy.

Water- Metered.

### FURTHER INFORMATION

Pembroke Buildings is a Grade 2 Listed Building.

The vendor advised that the tenant pays £400pcm.

Total floor area - 22 square metres

## AREA MAP

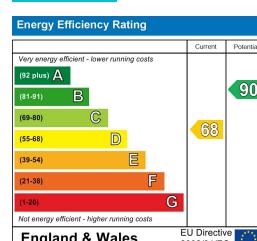


## FLOOR PLANS

GROUND FLOOR



## EPC



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