



## 7 Pembroke Place

Pier Street, Swansea, SA1 1RY

**£41,500**



## FULL DESCRIPTION

### TOP FLOOR

Stairs to all floors.

### HALLWAY

Storage area with shelves and rail. Consumer unit. Tiled floor.

### LOUNGE BEDROOM KITCHEN

15'06" x 11'08" (4.72m x 3.56m )

Single glazed original sash windows. Laminate floor. Range of white gloss wall, base and drawer units with complimentary work top and tiled splash back behind . Single oven. Four ring electric hob with feature copper backsplash and extractor hood above. Stainless steel sink with drainer and mixer tap.

### SHOWER ROOM

White suite comprising W. C, pedestal wash hand basin, shower with sliding doors. Part tiled walls. Wall mounted heater. Tiled floor.

### TENURE

Lease Term 99 years less 3 days from 25 December 1993

Lease Term Remaining 66 years

Service charge £1188.04 per half year approx

Ground rent £50 pa

### COUNCIL TAX BAND B

### FURTHER INFORMATION

The property has a short lease so is a cash purchase.

No allocated parking but parking permits are available via Swansea Council.

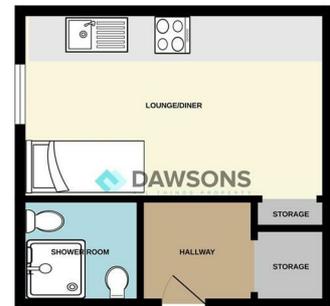
### EPC RATING TBC

## AREA MAP



## FLOOR PLANS

GROUND FLOOR



15'06" x 11'08"

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(29-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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