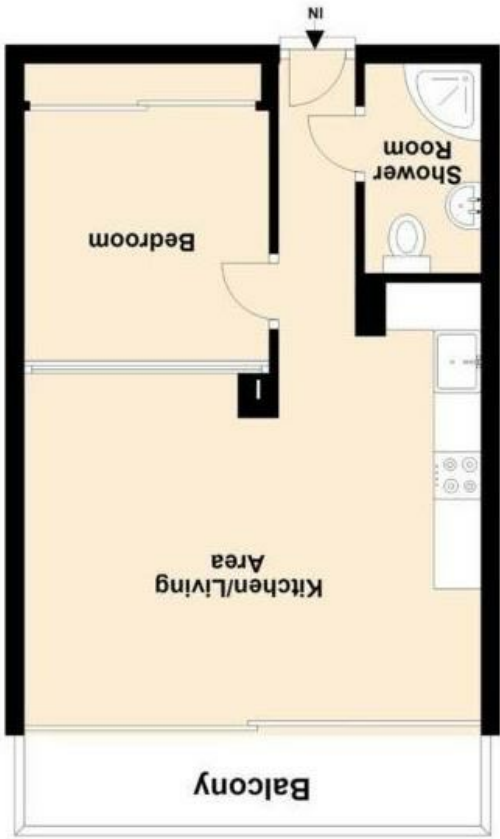




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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but 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.

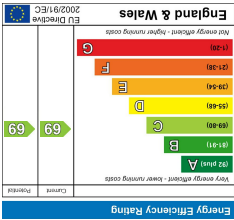
Illustration for identification purposes only. Measurements are approximate, not to scale.



FLOOR PLAN



AREA MAP



EPC



109 Redcliffe apartments  
Caswell Bay, Swansea, SA3 3BT  
Asking Price £230,000





GENERAL INFORMATION

We are delighted to offer for sale this one bedroom ground floor apartment with sit out balcony, idyllically situated within the Redcliffe apartments, set to enjoy the ever-changing views of Caswell Bay that cannot fail to thrill. Perfectly located to take advantage of all local amenities as well as being within two miles of the bustling seaside village of Mumbles and the wealth of shops and cafés it offers. A wonderful opportunity to take advantage of cliff top walks and to enjoy the beach lifestyle this area boasts. The accommodation itself briefly: hallway, open plan lounge into kitchen area, bedroom & shower room. Communal parking is available on a first come first serve basis. Viewing is recommended to appreciate the location, views and standard on offer. Leasehold with Share of freehold. EPC C.

FULL DESCRIPTION

**Entrance**  
Via a composite door into the hall.

**Hallway**  
With an opening to the kitchen/living area. Door to the shower room. Door to the bedroom. Underfloor heating.

**Shower Room**  
6'9" x 3'9" (2.06m x 1.14m)  
Suite comprising; corner shower cubicle. Low level w/c. Wash hand basin. Heated towel rail. Spotlights. Underfloor heating.

**Bedroom**  
8'5" x 10'5" (2.57m x 3.18m)  
With sliding doors to built in wardrobes. Double glazed windows to the front. Underfloor heating.



**Kitchen/Living Area**  
15'1" x 15'9" (4.60m x 4.80m)  
With a sliding double glazed door to the front balcony offering breathtaking views of Caswell Bay. The kitchen is fitted with a range of base and wall units, running granite work surface incorporating a stainless steel sink and drainer unit. Four ring Rangemaster hob with oven & grill under. Extractor hood over. Integral washing machine. Integral fridge/freezer. Underfloor heating.

**External**  
Residents parking.

**Tenure**  
Leasehold with share of freehold.  
Lease Start Date 01/01/1998 - Lease End Date 01/01/2148  
Lease Term 150 Years with 124 years remaining.  
Service Charge: £2060 payable every 6 monthly - reviewed annually  
Ground Rent: £10 yearly already included in service charge- Fixed SLABCREST LTD service charge per year reviewed annually  
Insurance charge per year £697.57 annually  
Communal electricity/aerial charge £80.69 annually  
6 Monthly Broadband charge £76.38

**Council Tax Band**  
C

**Services**  
Mains Water - currently payable by assessed measure charge for 2 occupiers, Mains electric, No mains gas to the building. Mains sewerage currently payable by assessed measure charge for 2 occupiers. Please ask branch for further information.  
Communal broadband via BT payable at

£76.38 per 6 months. Please refer to Ofcom checker for further information  
There is limited mobile phone coverage. Please refer to Ofcom checker for further information.

**Additional information**  
There is a current insurance backed eradication plan with management company for Japanese Knotweed within the grounds.  
Communal parking is available on a first come first serve basis.  
Holiday lets and Occupation lets are permitted within the lease  
Owners' pets permitted at discretion of the management company.  
Planned remedial works for the essential restoration and protection of all areas on the balconies. Works are due to commence 3rd January 2024- 1st March 2024. Phase 2 will commence Oct/Nov 2024 and will take 2-4 weeks to complete. The current owner has paid for the balcony improvements in full.

