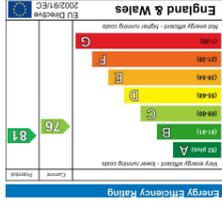


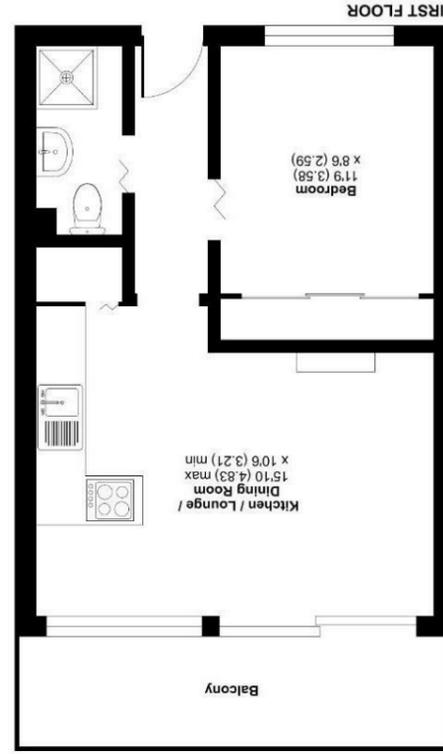
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



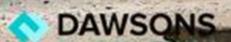
AREA MAP



Approximate Area = 361 sq ft / 33.5 sq m
 For identification only - Not to scale

Redcliffe Apartments, Caswell Bay, Swansea, SA3

FLOOR PLAN



108 Redcliffe Apartments
 Caswell Bay, Swansea, SA3 3BT
Asking Price £220,000



GENERAL INFORMATION

We are delighted to offer for sale this one bedroom first 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.

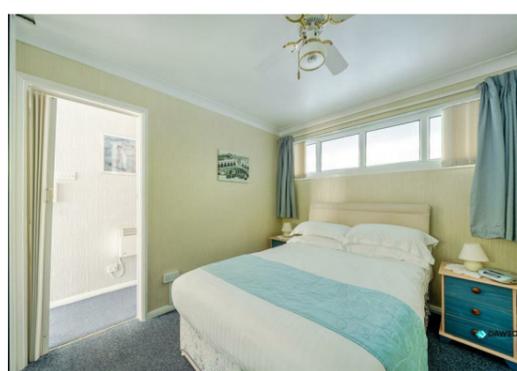
FULL DESCRIPTION

Entrance Hall

Kitchen / Lounge / Dining Room
15'10 max x 10'6 min (4.83m max x 3.20m min)

Bedroom
11'9 x 8'6 (3.58m x 2.59m)

Bathroom



Tenure

Leasehold with share of freehold.
Lease Term 99 years from 25/03/1964 to 25/03/2063. 38 years remaining - seller is currently looking into lease extension.
Service charge £4120 per annum
Ground Rent: £10 yearly already included in service charge- Fixed
SLABCREST LTD service charge per year reviewed annually
Insurance charge per year £697.56
Communal electricity/aerial charge £80.69 per year
6 Monthly Broadband charge £76.38 per half year

Council Tax

Currently Exempt Due To Holiday Let

Services

There is limited mobile phone coverage. Please refer to Ofcom checker for further information.
Mains Water -metered, Mains electric, No mains gas to the building. Mains sewerage. Please ask branch for further information.
6 Monthly Broadband charge £76.38 per half year