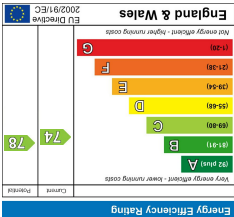




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EPC



AREA MAP



GROUND FLOOR

FLOOR PLAN

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.

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106 Redcliffe Apartments  
Caswell Bay, Swansea, SA3 3BT  
Asking Price £250,000





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. EPC C.

FULL DESCRIPTION

**Entrance**  
Enter via communal hallway to front door of ground floor apartment.

**Hallway**  
Fully tiled flooring with underfloor heating.



**Open Plan Lounge/Kitchen Area**  
15'7 x 13'11 (4.75m x 4.24m)  
Outstanding sea views overlooking Caswell Bay. Fitted with a range of wall and base units with hardwood worksurface over. Stainless steel oven and halogen hob with stainless steel extractor hood over. Tiled splashback. Sink unit with mixer tap over. Integrated dishwasher and washing machine. Pantry/storage cupboard with shelving. Underfloor heating. Upvc sliding patio doors leading out onto sit out balcony with hard wired heaters and enjoying sea views over Caswell Bay.

**Bedroom**  
10'11 x 8'3 (3.33m x 2.51m)  
Picture window with louvred panels to enjoy the view and sea breezes. Fitted wardrobes and cupboards and fitted drawers providing ample storage space. Fitted bedside lamps. Bedroom suite.

**Shower Room**  
Fitted with a three piece suite comprising floating wc allowing easy clean, wash hand basin and shower cubicle. Partly tiled walls. Ladder style chrome heated towel rail. Shelving. Underfloor heating

**External**  
Communal parking is available on a first come first serve basis.

**Tenure**  
Leasehold- 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: £3972.00 annually- paid in monthly instalments- reviewed annually  
Ground Rent: £10 yearly already

included in service charge- Fixed SLABCREST LTD service charge per year reviewed annually  
Insurance charge per year £680.00  
Communal electricity/aerial charge £80.00 per year  
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.

**Other 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 will be paying the initial first phase owners payment of £2000 due 31.01.24. the second phase payment of £1000 is due Nov 2024

