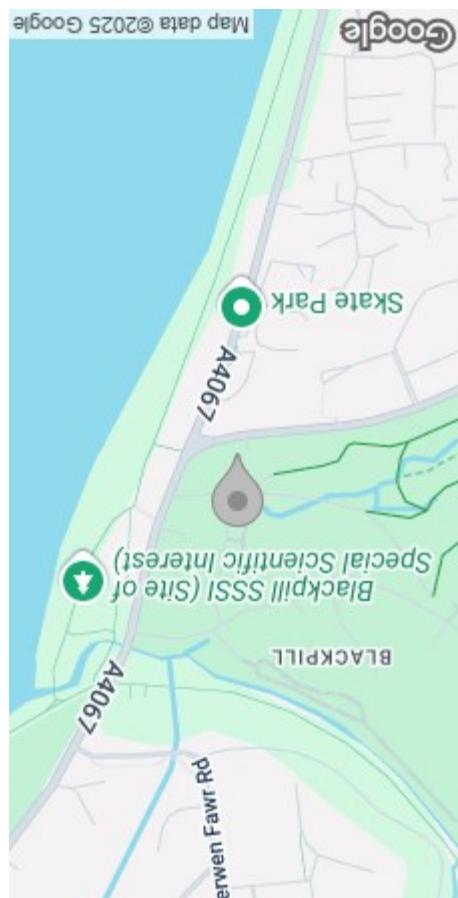


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### EPC



### AREA MAP



### FLOOR PLAN



## 31 Mumbles Bay Court, Mayals Road

Blackpill, Swansea, SA3 5BS

Offers Over £210,000



## GENERAL INFORMATION

Located in the ever popular Mumbles Bay Court we offer for sale a first floor, two bedroom retirement apartment. Set in well maintained communal gardens. The property itself briefly comprises: hallway, lounge, kitchen, two bedrooms, one with en-suite and bathroom. Ideally situated to take advantage of the Promenade walks, Clyne Gardens and bus stop offering services to Swansea city centre and Mumbles village. Benefits include on site house manager, car park offering residents and visitors parking, telephone entry system plus care line and communal laundry room. Viewing highly recommended. Age restriction 50 years and over.

EPC - E

## FULL DESCRIPTION

### Entrance Hallway

#### Lounge

23'3 x 10'7 (7.09m x 3.23m)

#### Kitchen

7'7 x 5'5 (2.31m x 1.65m)

#### Bedroom One

16'10 x 9'3 (5.13m x 2.82m)

#### En-suite

#### Bedroom Two

13'7 x 9'2 (4.14m x 2.79m)

#### Bathroom



### Tenure

Leasehold - 125 year lease from 1st March 1993 with 93 years remaining. Service charges £3636.98 per annum (this includes water rates) Ground Rent - £572 per annum

### Council Tax Band

E

### Services

Mains electric, water & drainage. (there is no gas)  
The current sellers do not have broadband. Please refer to Ofcom checker for further information.  
The current sellers have advised there are no known restrictions or issues with mobile coverage. Please refer to Ofcom checker for further information.

