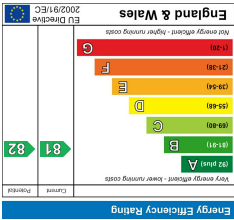
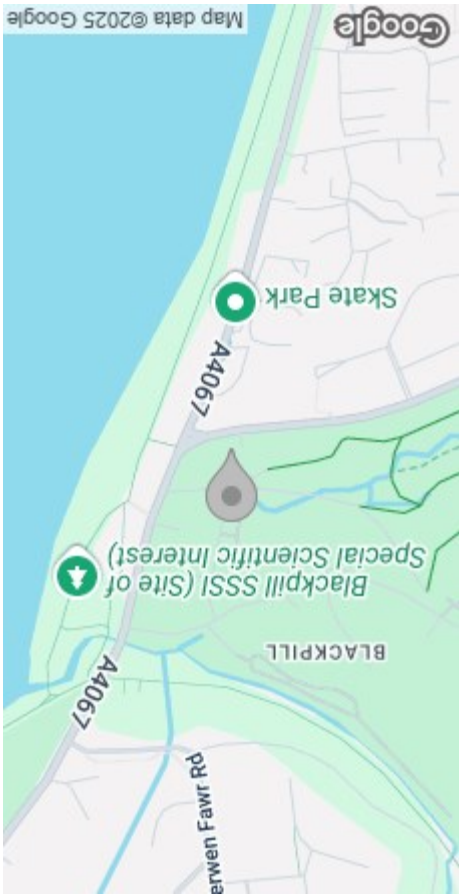


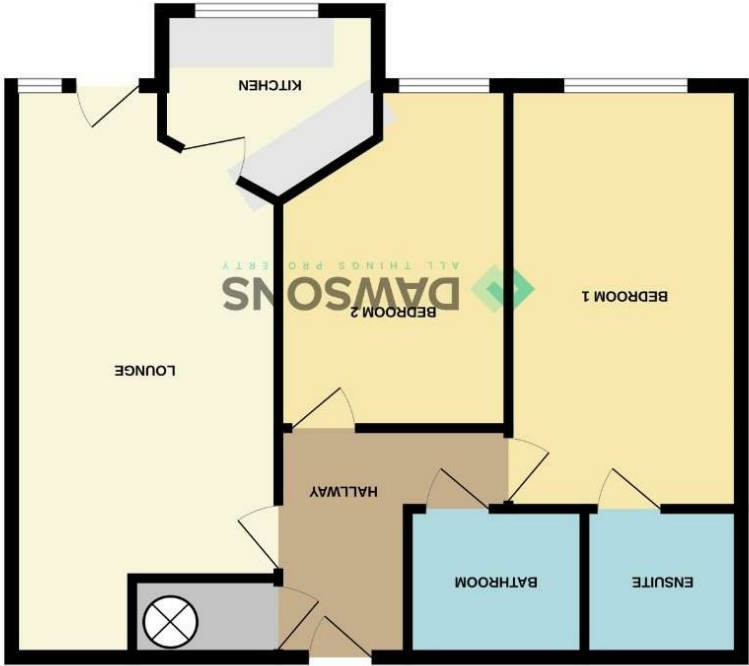
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



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.