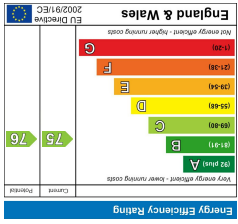
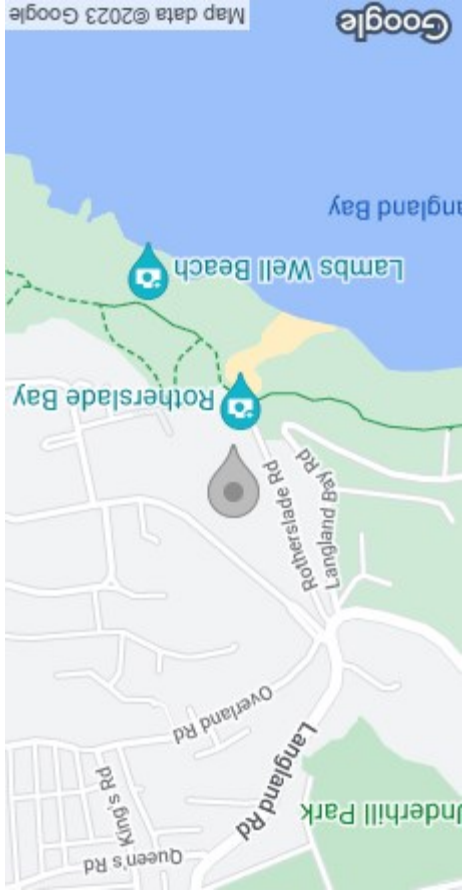


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

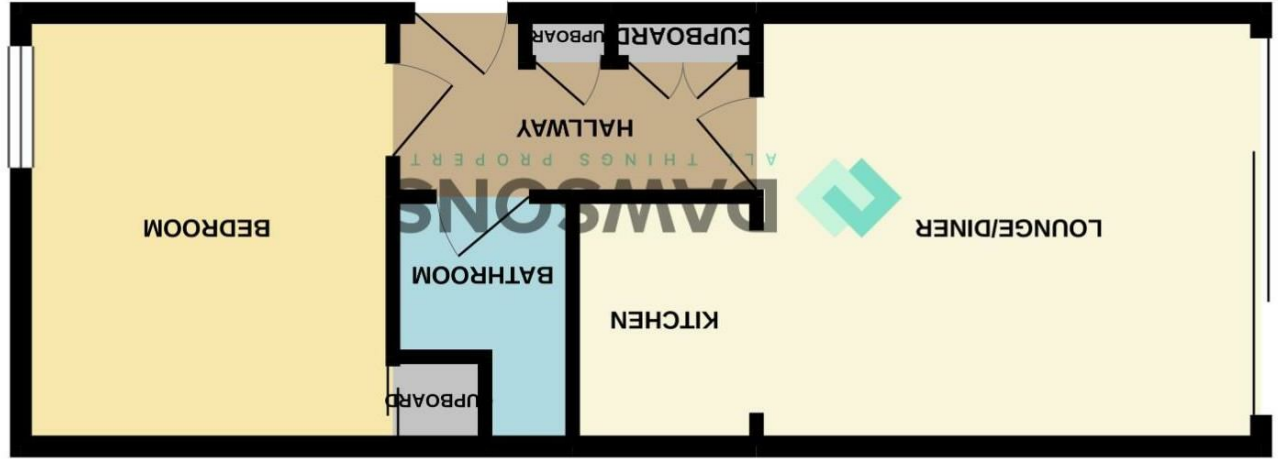
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC



AREA MAP



GROUND FLOOR

FLOOR PLAN



22 Fairhaven Court
 Langland, Swansea, SA3 4QY
Offers Over £200,000



GENERAL INFORMATION

Opportunity to purchase a top floor one bedroom apartment located within Fairhaven Court which occupies a very prominent position overlooking Rotherslade Bay. The apartment benefits from a sit out sun balcony with uninterrupted views across the bay. The accommodation briefly comprises: lounge open plan into kitchen with doors opening onto balcony, shower room and bedroom. Additional benefits include; allocated parking space to rear and attractive communal gardens. The tranquility of the location with the sea on your doorstep offers a unique setting close to the village of Mumbles with an enviable array of quality restaurants and shops to choose from. Viewing highly recommended. EPC - C Leasehold: 125 year lease with 118 years remaining. Service Charge: £1,023.38 half yearly. Council Tax band - D.

FULL DESCRIPTION

Entrance

Enter via front door into:

Hallway

9'09 x 3'02 (2.97m x 0.97m)

Built in storage cupboards, one with hanging space and the other housing gas boiler. Coved ceiling. Rooms off.

Lounge

13'07 x 11'09 (4.14m x 3.58m)

Double glazed sliding doors out to balcony enjoying views of Rotherslade Bay. Radiator. Wood effect flooring. Coved ceiling. Open plan into:



Kitchen

6'09 x 4'09 (2.06m x 1.45m)

Skylight to ceiling. Fitted with a range of wall and base units with complementary work surfaces over, incorporating stainless steel sink and drainer with mixer tap. Spaces for cooker and fridge. Space and plumbing for washing machine.

Bathroom

6'09 x 4'05 (2.06m x 1.35m)

Skylight. Three piece suite comprising low level W.C, wash hand basin set over vanity unit and walk in shower cubicle. Tiled walls and flooring. Coved ceiling.

Bedroom

10 x 8 (3.05m x 2.44m)

Double glazed window to rear. Radiator. Built in wardrobe. Wood effect flooring.

External

Benefitting from allocated parking space and well maintained communal gardens.

Tenure

Leasehold: 125 year lease with 118 years remaining.
Service Charge: £1,023.38 half yearly.

