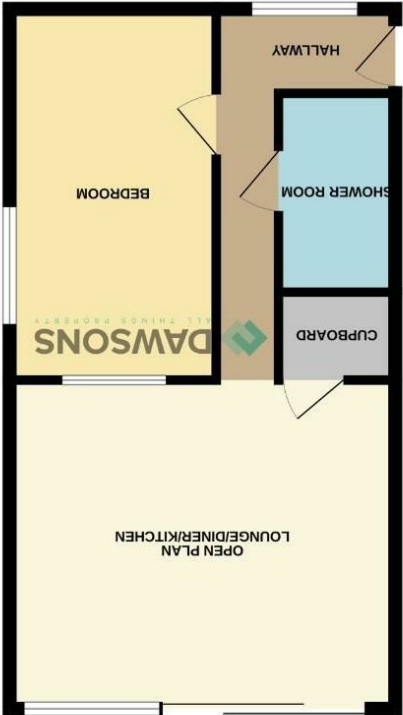




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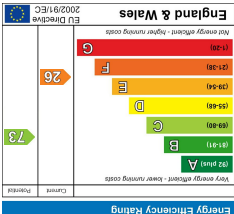
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Notes: Every attempt has been made to ensure the accuracy of the figures in this brochure. However, the figures are based on information provided by the seller and no guarantee is made as to their accuracy. The figures are based on information provided by the seller and no guarantee is made as to their accuracy. The figures are based on information provided by the seller and no guarantee is made as to their accuracy.



GROUND FLOOR

FLOOR PLAN



EPC



AREA MAP



301 Redcliffe Apartments
Caswell Bay, Swansea, SA3 3BT
Asking Price £279,950



GENERAL INFORMATION

We are delighted to offer for sale this one bedroom top 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/diner 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 - F

FULL DESCRIPTION

Entrance
Enter via front door into:

Hallway
Double glazed window to rear. Tiled flooring. Spotlights to ceiling. Rooms off:

Open Plan Lounge/Diner/Kitchen
16'00 x 13'08 (4.88m x 4.17m)
Double glazed sliding doors leading out onto balcony with uninterrupted sea views over Caswell Bay. Coving and spotlights to ceiling. Tiled flooring. Fitted with a range of wall and base units with worksurface over. Inset stainless steel sink with mixer tap over. Inset 4 ring electric hob with extractor over. Eye level microwave , grill and electric oven. Integrated fridge/freezer. Integrated dishwasher. Built in cupboard with plumbing for washing machine.

Bedroom
15'05 x 8'07 (4.70m x 2.62m)
Double glazed window to side and further double glazed window into living space. Electric radiator. Spotlights to ceiling.

Shower room
8'03 x 3'10 (2.51m x 1.17m)
Fitted with a three piece suite comprising wc, wash hand basin into vanity unit and shower cubicle with electric shower. Spotlights to ceiling. Fully tiled walls and flooring. Electric chrome wall mounted radiator.



Externally
Communal parking is available on a first come first serve basis.

Tenure
Leasehold
Lease Start Date 01/01/1998 - Lease End Date 01/01/2148
Lease Term 150 Years with 124 years remaining.

Service Charge: £1485.00 payable 6 monthly - reviewed annually
Ground Rent: £10 yearly already included in service charge- Fixed
SLABCREST LTD service charge per year reviewed annually
Insurance charge per year £523.54
Communal electricity/aerial charge £37.50 per year
6 Monthly Broadband charge£76.38

Council Tax Band
Exempt due to holiday let.

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.

Additional 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

