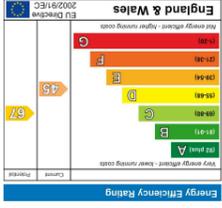


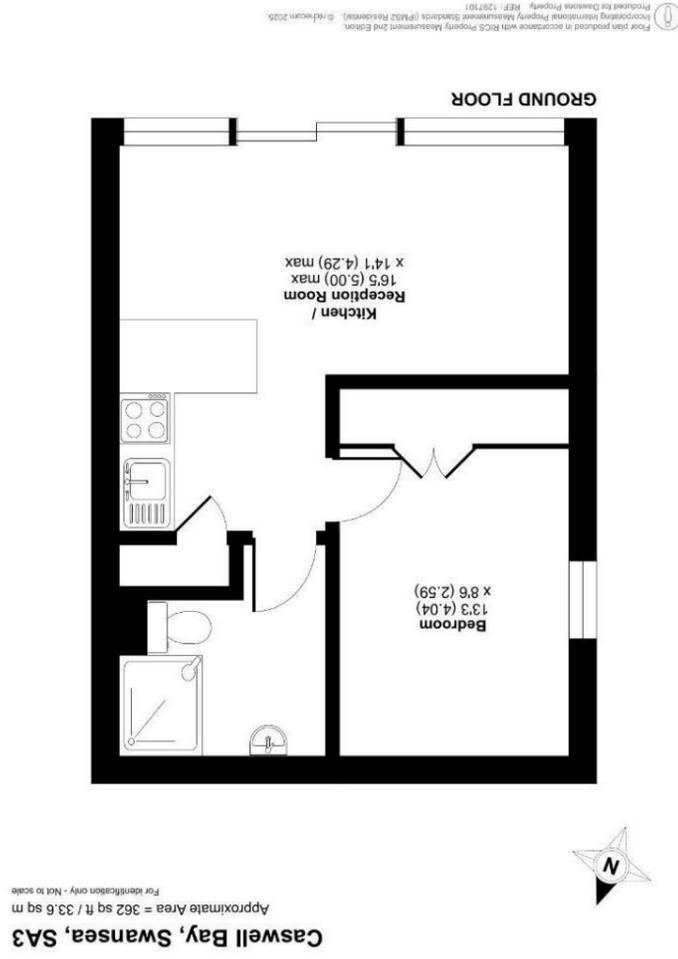
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



## 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. There is a large sit out patio area providing the perfect spot to sit and enjoy the coastal views. Communal parking is available on a first come first serve basis. Viewing is recommended to appreciate the location, views and standard on offer. Leasehold with Share of freehold

## FULL DESCRIPTION

### Kitchen / Reception Room

16'5 max x 14'1 max (5.00m max x 4.29m max)

### Bedroom

13'3 x 8'6 (4.04m x 2.59m)

### Bathroom

### Parking

Parking is available at this property via the communal carpark.



### Tenure

Leasehold - 125 year lease from 1st January 1998 to 1st January 2123 with 97 years remaining.  
Service charge £4120 per annum  
Ground Rent: £10 yearly already included in service charge- Fixed SLABCREST LTD service charge per year reviewed annually  
Insurance charge per year £697.56  
Communal electricity/aerial charge £80.69 per year  
6 Monthly Broadband charge £76.38 per half year

### Council Tax Band

C

### EPC - E

### Services

Mains electric, water & drainage. There is no gas at the property.  
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

The apartment can be access step free.

