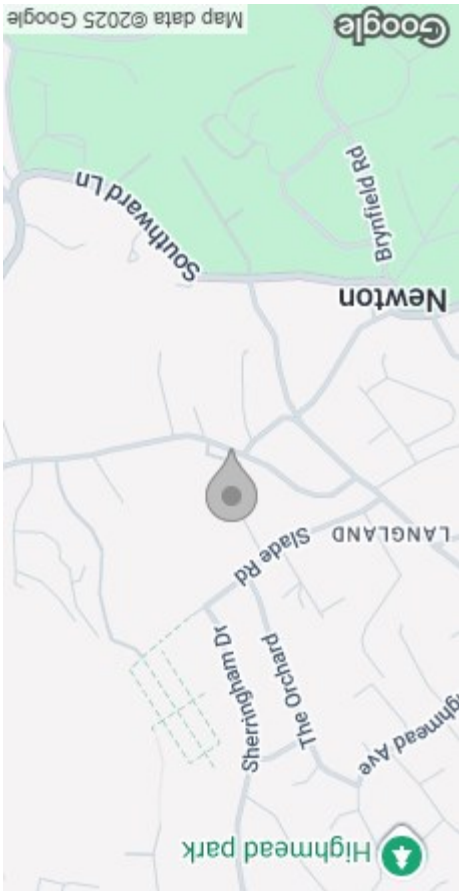
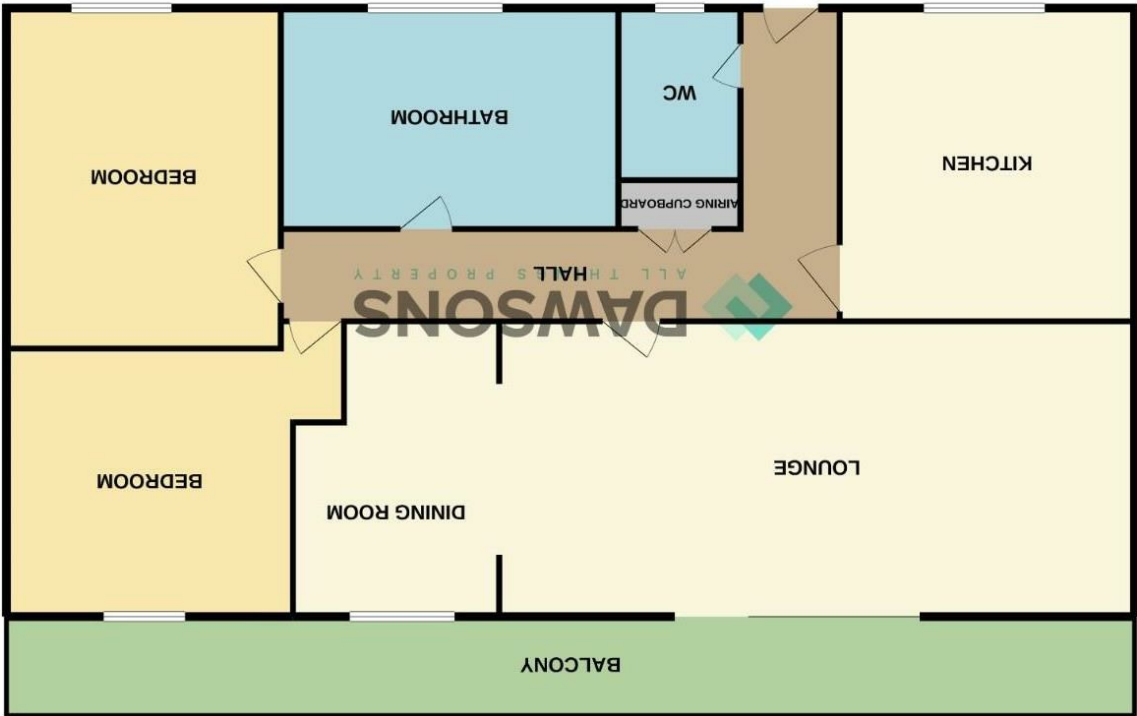


EPC



AREA MAP



GROUND FLOOR

FLOOR PLAN



10a, Callencroft Court Newton Road
Newton, Swansea, SA3 4TG
Offers Over £250,000



GENERAL INFORMATION

Enjoy the best of coastal living in this beautifully presented top floor apartment located in the sought-after Callencroft Court, just a short stroll from the heart of Mumbles village. Perfectly positioned to take advantage of the vibrant local lifestyle, the property is within easy reach of charming shops, bars, restaurants, and the scenic seafront promenade. You'll also be ideally placed for exploring nearby beaches and cliff-top walks along the stunning Gower coastline.

The well-appointed accommodation comprises a welcoming entrance hall, convenient WC, a modern fitted kitchen with integrated appliances, and a spacious lounge featuring patio doors that open onto a private balcony with picturesque views over Underhill Park. The lounge flows seamlessly into a dedicated dining area, creating an ideal space for relaxing or entertaining. There are two comfortable bedrooms one of which benefits from fitted wardrobes and a stylish family bathroom.

Externally, the property benefits from allocated parking and access to well-maintained communal gardens. For added convenience, there is lift access to all floors.

This apartment offers a fantastic opportunity to enjoy a coastal lifestyle in a prime location. Early viewing is highly recommended.

FULL DESCRIPTION

Entrance Hall

WC

Kitchen
9'00 x 10'06 x (2.74m x 3.20m x)

Lounge
19'02 x 12'06 (5.84m x 3.81m)

Dining Area
7'09 x 12'07 (2.36m x 3.84m)

Sit Out Balcony

Bedroom One
8'08 x 10'09 (2.64m x 3.28m)

Bedroom Two
8'08 x 12'02 (2.64m x 3.71m)



Bathroom
8'07 x 7'00 (2.62m x 2.13m)

Communal Garden

Parking
Allocated parking for two vehicles to the rear.

Tenure
Leasehold - 999 year lease with 977 years remaining, From 12/04/2004 to 13/04/3003.
Annual service charge - £2513
Annual ground rent - Ground rent included in service charge this is share of freehold.

Council Tax Band
E

EPC - D

Services
Mains gas, electric, drainage and water. There is a water meter at the property. You are advised to refer to the Ofcom checker for information regarding mobile phone signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

