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### EPC



### AREA MAP



### FLOOR PLAN



## 17 Lansdowne, Groves Avenue

Langland, Swansea, SA3 4QX

Offers Over £200,000



## GENERAL INFORMATION

A delightful two bedroom first floor apartment situated in the highly desirable address in Langland with sea views from the front. This well proportioned property is ideally situated to take advantage of everything the local area offers, including golf course, tennis courts, award winning beaches, popular restaurants and cliff walks. Also set within one mile of the bustling seaside village of Mumbles and all the amenities it offers. The accommodation briefly comprises: entrance hall, open plan lounge into dining area, kitchen, two bedrooms and a shower room. Externally is communal parking and well maintained communal gardens along with a garage. Viewing is recommended to appreciate the convenient location on offer. EPC - C

## FULL DESCRIPTION

### Entrance

Enter via front door into:

### Hallway

12' x 4'04 (3.66m x 1.32m)  
Spotlights to ceiling. Radiator. Rooms off:

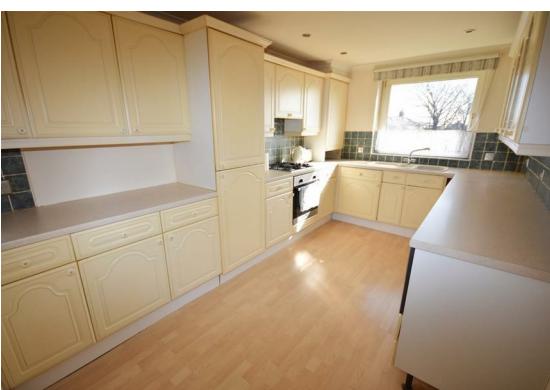
### Lounge Open Plan Into Dining Area

### Lounge

12'05 x 11'08 (3.78m x 3.56m)  
Double glazed sliding doors to sit out balcony with sea views. Coving and spotlights to ceiling. Radiator. Wall mounted electric fire. Open plan into:

### Dining Area

10'05 x 8'02 (3.18m x 2.49m)  
Spotlights to ceiling. Radiator.



### Kitchen

14' x 8'07 (4.27m x 2.62m)  
Fitted with a range of wall and base units with worksurface over. Inset 1 1/2 bowl sink with mixer taps over. Inset 4 ring gas hob with electric oven under. Integrated dishwasher, microwave and fridge/freezer. Partially tiled walls. Wall mounted gas boiler. Coving and spotlights to ceiling. Radiator. Laminate wood effect flooring. Double glazed window to front with sea views.

### Bedroom 1

14'03 x 8'10 (4.34m x 2.69m)  
Double glazed window to rear. Radiator. Coving and spotlights to ceiling. Fitted with wardrobes and bedroom furniture.

### Bedroom 2

10'10 x 9'02 (3.30m x 2.79m)  
Double glazed window to rear. Radiator. Coving and spotlights to ceiling. Fitted with wardrobes and bedroom furniture.

### Shower Room

6'11 x 5'04 (2.11m x 1.63m)  
Fitted with a three piece suite comprising wc, wash hand basin into vanity unit and shower cubicle with mains shower. Wall mounted upright radiator. Tiled walls and flooring. Spotlights to ceiling.

### Garage

### Tenure

Leasehold - The sellers are in the process of extending the lease to a 90 year lease at their own costs. The current lease until this has been completed is a 99 year lease from 1973 with 48 years remaining. Ground Rent £38.50 payable in June annually. The service charges are £1440 per annum. The property will be completed with 138 year lease on completion.

### Council Tax Band

E

### Services

Mains gas, electric and water. 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. This property cannot be holiday let or let.