

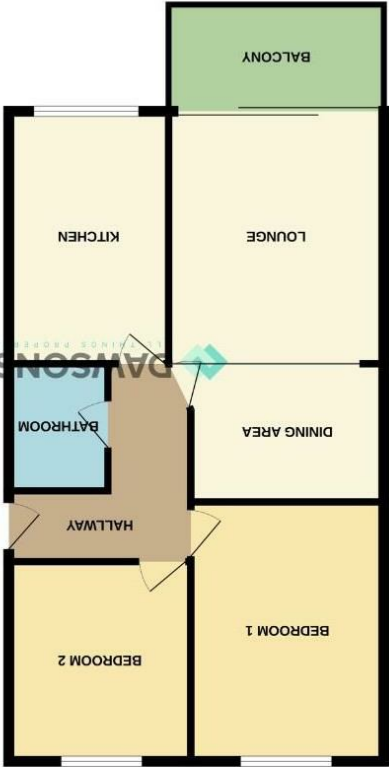
EPC



AREA MAP

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 description contained herein, the description is not intended to 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.



GROUND FLOOR

FLOOR PLAN



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.

