REDUCED

£57,000 Leasehold



Pembroke Buildings, Cambrian Place, Swansea, West GlamorganSA1 1RL

- Electric heating
- Easy access to city centre
- Permit parking outside building
- Ground Floor Studio
- Vaulted ceilings & Sash Windows
- Front of Block

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PROPERTY DESCRIPTION

Bay is proud to present for sale this neat, ground floor studio apartment on the outskirts of Swansea's Maritime Quarter and within half a mile of the city centre. Positioned at the front of Pembroke Buildings, the property briefly comprises a living room area and adjoining kitchen, which benefits from high ceilings and sash windows and includes a wardrobe area with retractable bed. Fitted kitchen with integrated oven and hob. Separate shower room. Electric heating. Street parking. Perfect for residential living or investment with a proven rental income. Council Tax: Band B. EPC Rating - D. Tenant in-situ. Annual Service charge - £1850 Leasehold - 125 years (less 10 days) from 25 December 1993 (95 years remaining). Virtual viewing video available! Tenant in-situ. Please note there is no allocated parking with this property. Permits may be obtained from the council for on street parking.




ROOM DESCRIPTIONS

Hallway
Fitted carpet. Ceiling ,light fitting. Hardwood entrance door. Electricity consumer unit. Door to airing cupboard housing water tank and plumbed for washing machine. Overhead storage space.

Living Room/Bedroom/Kitchen Area
4.485m x 5.410m (14' 9" x 17' 9")
[Measurements taken into wardrobe space, to furthest point of room to include shower room]
Living room area with fitted carpet. Wardrobe with double bi-folding doors comprising, shelves, rails and fold-away bed. Lofted ceilings with recessed spotlights. Two sash windows with secondary glazing overlooking Cambrian Place. Power points. Aerial point. Wall mounted convection heater. Kitchen area with laminate flooring and a range of wall and base units in beech effect. Laminate work surface, incorporating stainless steel sink and drainer unit, oven and 4-ring hob. Extractor fan. White splash-back wall tiling.

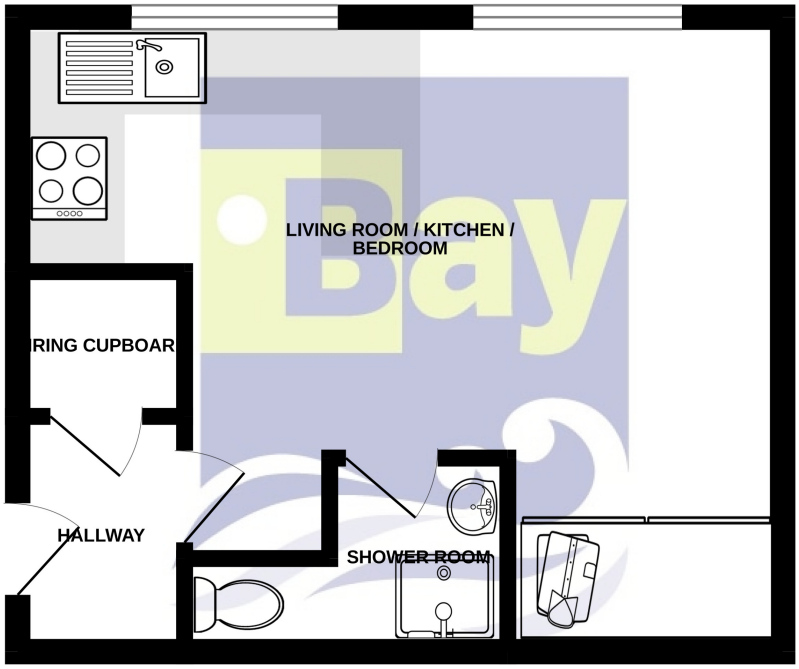
Shower Room
2.229m x 1.369m (7' 4" x 4' 6") [Measurements taken to furthest point of room]
L-shaped. Laminate flooring. White splash-back wall tiling. White three piece suite comprising, shower cubicle with electric shower, pedestal wash hand basin, low level WC with button flush. Extractor fan. Ceiling light fitting.

Tenure & Utilities (As of October 2023)
Annual Service charge - £1850
Ground Rent - £75 pa (rising to £425)
Leasehold - 125 years (less 10 days) from 25 December 1993 (95 years remaining)
Council Tax Band - B
Energy Performance Certificate (EPC) -D
As this is a listed building there is usually an exemption from minimum energy performance requirements if the alterations would unacceptably affect the character or appearance.
Tenant in-situ

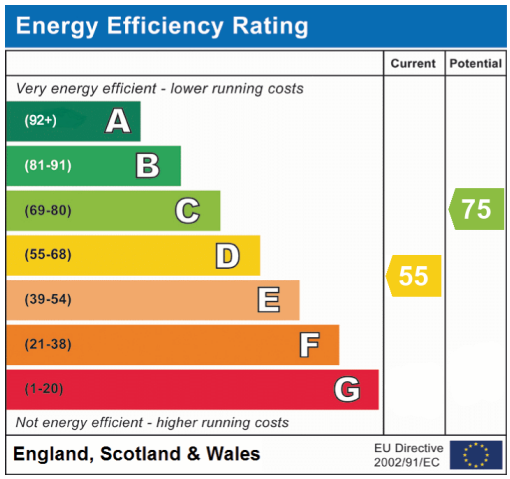
Disclaimer
All measurements, floor plans and photographs are for guidance purposes only. Photographs may be taken with a wide angled/zoom lens, and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. 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. Prospective purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.

FLOORPLAN & EPC

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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