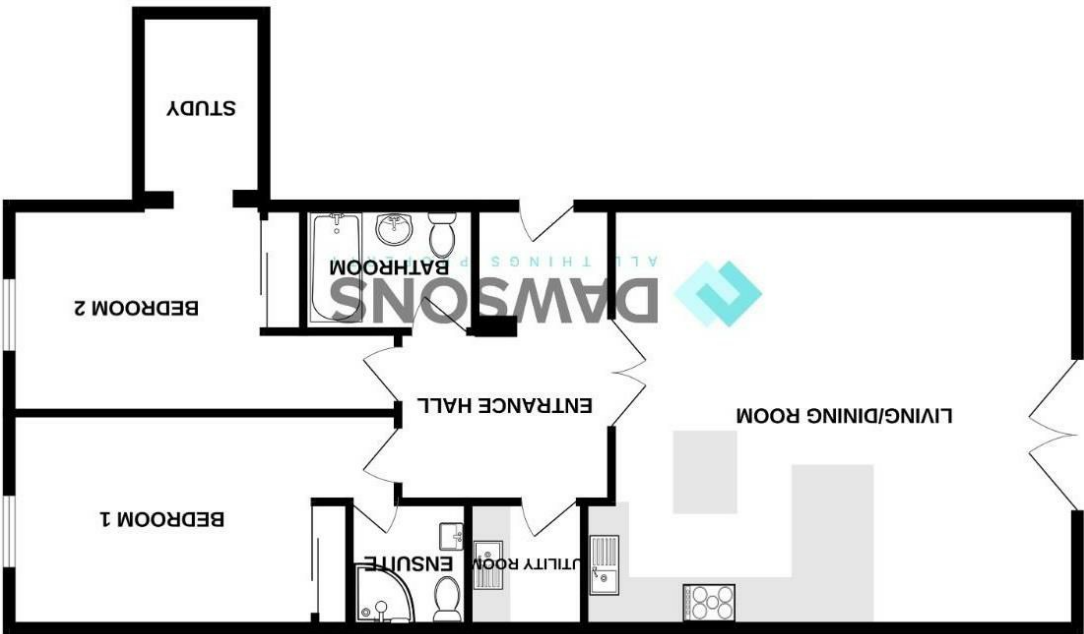


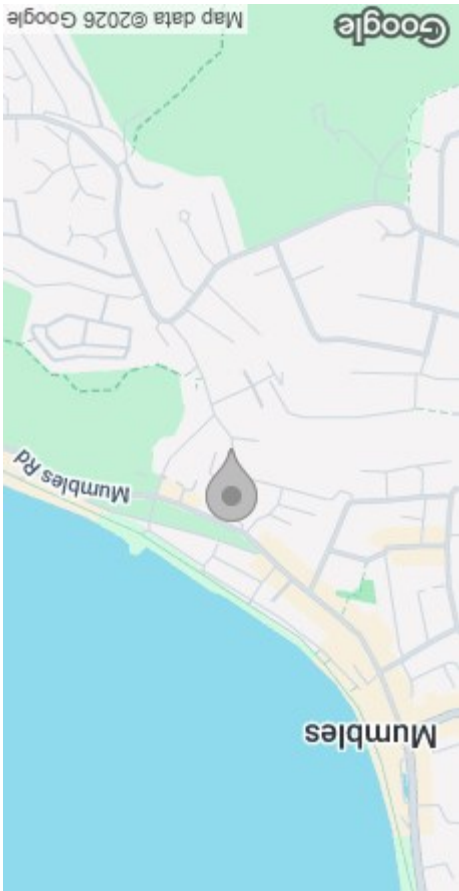
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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 floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given. Made with Harepex 0020s



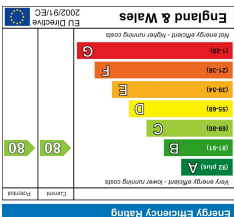
GROUND FLOOR

FLOOR PLAN



AREA MAP

EPC



2 St Annes, Western Lane
, Mumbles, SA3 4EW
Asking Price £495,000

2 2 1 C

GENERAL INFORMATION

Situated in the heart of Mumbles, St Annes Court is an exclusive gated development enjoying uninterrupted panoramic views across Mumbles and Swansea Bay. Perfectly positioned just a short stroll from the vibrant promenade, boutique shops, cafés, restaurants and coastal walks, this sought-after location offers the very best of seaside living.

Set within beautifully maintained communal gardens, the development is accessed via electric gates and provides a secure and peaceful environment, with the added benefit of two allocated private parking spaces.

This exceptional first floor, two-bedroom apartment boasts an attractive façade combining natural stone, timber and glass, with a welcoming courtyard-style approach to the communal entrance. Beautifully presented throughout, the apartment blends contemporary styling with warm, homely touches to create an inviting and elegant living space.

The heart of the home is the stunning open-plan kitchen, dining and living room, where impressive vaulted apex ceilings and a striking feature apex window flood the room with natural light while framing breathtaking views across Swansea Bay. Designed for both everyday living and entertaining, this superb space offers a true 'wow factor' from the moment you step inside.

The apartment offers two generously proportioned double bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room, while a contemporary family bathroom serves the second bedroom and guests. A separate utility room adds further practicality and valuable storage.

Whether you're searching for a luxurious lock-up-and-leave coastal retreat, a stylish permanent residence, or an ideal property to downsize into without compromising on quality or location, this outstanding apartment presents a rare opportunity to enjoy secure, low-maintenance living in one of Mumbles' most desirable developments.

FULL DESCRIPTION

Entrance Hall

Kitchen / Living / Dining Room
22'8 x 19'6 (6.91m x 5.94m)

Utility Room
5'10 x 5'4 (1.78m x 1.63m)

Bedroom 1
17'11 x 9'11 (5.46m x 3.02m)

Ensuite

Bedroom 2
17'11 x 9'7 (5.46m x 2.92m)

Bathroom

Parking
Off road parking is available via the 2 assigned parking spaces.



Tenure
Leasehold - Share of freehold
125 year lease with 107 years remaining.
Ground rent is £100.00 per annum.
Service charge is £3025 per annum.
Next Ground rent review is due in 2034.

Council Tax Band
G

EPC - C

Services
Mains gas, electric, water (billed) and drainage.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

