1 Redcliffe Apartments

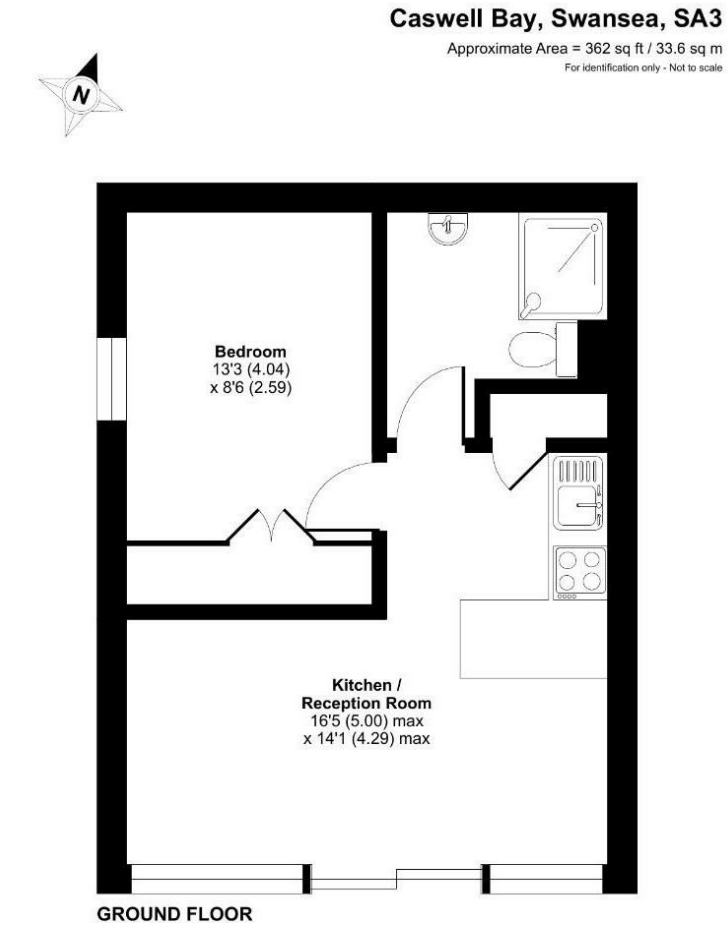
Caswell Bay, Swansea, SA3 3BT

Auction Guide £150,000

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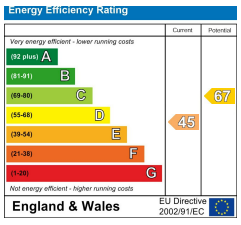
FLOOR PLAN



AREA MAP



EPC



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.

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GENERAL INFORMATION

AUCTION REGISTRATION IS NOW OPEN
THE BIDDING WILL OPEN ON THE 18TH OF NOVEMBER 2026 AT 11AM AND WILL CLOSE ON THE 18TH OF NOVEMBER 2026 AT 12 NOON.

Situated within the highly sought-after Redcliffe Apartments, this ground floor one-bedroom apartment is offered for sale by auction, presenting a rare opportunity to acquire a coastal property in an outstanding location overlooking Caswell Bay.

The accommodation comprises an entrance hallway, an open-plan lounge/kitchen, a double bedroom, and a shower room. A particular highlight of the property is the generous private sit-out patio, perfectly positioned to enjoy the ever-changing coastal views across Caswell Bay.

Ideally located for those seeking the coastal lifestyle, the apartment is within easy reach of scenic cliff-top walks, award-winning beaches, and is less than two miles from the vibrant seaside village of Mumbles, renowned for its independent cafés, restaurants, boutiques, and local amenities.

Further benefits include communal parking, available on a first-come, first-served basis. The property is leasehold with a share of the freehold.

A fantastic auction opportunity, whether as a holiday retreat, investment, or permanent residence. Early viewing is highly recommended to fully appreciate the spectacular location and breathtaking coastal views.











FULL DESCRIPTION

Ground Floor Apartment

Kitchen / Reception Room
16'5 max x 14'1 max (5.00m max x 4.29m max)

Bedroom
13'3 x 8'6 (4.04m x 2.59m)

Bathroom

Parking
Parking is available at this property via the communal carpark.









Tenure
Leasehold - 125 year lease from 1st January 1998 to 1st January 2123 with 97 years remaining.
Service charge £4120 per annum
Ground Rent: £10 yearly already included in service charge- Fixed
SLABCREST LTD service charge per year reviewed annually
Insurance charge per year £697.56
Communal electricity/aerial charge £80.69 per year
6 Monthly Broadband charge £76.38 per half year

EPC - E

Services
Mains electric, water & drainage. There is no gas at the property.
Communal broadband via BT payable at £76.38 per 6 months. Please refer to Ofcom checker for further information
There is limited mobile phone coverage. Please refer to Ofcom checker for further information.

Additional Information
The apartment can be access step free.

Key Auction Guidelines for Bidders
1. Do Your Research: Investigate the property thoroughly, including reviewing the legal pack (available from Dawsons Auction House). Check the condition, title, and any restrictions.

2. Get Legal Advice: Consult a solicitor before bidding to clarify any legal or procedural concerns.

3. Understand Your Commitments: If you win, you must exchange contracts immediately, pay a 10% deposit, and a £3,000 buyer's premium (incl. VAT) on the day.

4. Be Financially Ready: Completion is due within 28 days (unless stated otherwise), so ensure your finances are in place before bidding.

5. Fees Apply Regardless: The £3,000 buyer's premium applies even if a pre auction offer is agreed.

Being well-prepared is key to a smooth auction experience.





