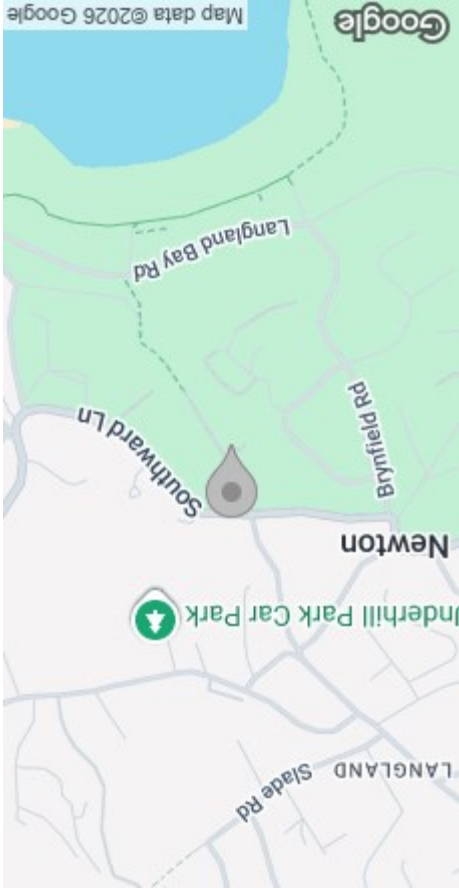


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FLOOR PLAN

AREA MAP



GENERAL INFORMATION

Situated in the highly sought-after coastal area of Langland, this top floor two-bedroom apartment in Lansdowne offers an excellent opportunity to enjoy comfortable seaside living in a desirable and well-established setting.

The accommodation is well proportioned and thoughtfully arranged, comprising two bedrooms, a bathroom, separate WC and a fitted kitchen with ample storage and workspace. The spacious lounge/diner provides a wonderful setting for both relaxing and entertaining, benefiting from generous natural light and direct access to a private balcony. From here, the property enjoys sea views, creating the perfect spot for morning coffee, al fresco dining, or simply unwinding while taking in the coastal outlook.

Bedroom One is a well-proportioned double room, offering a peaceful and comfortable retreat, while the second bedroom provides flexible accommodation suitable for guests, family members or use as a home office.

Externally, the development is complemented by attractive communal gardens, providing pleasant shared outdoor space for residents to enjoy.

In terms of parking, the property benefits from a single garage, offering secure parking or valuable additional storage space. In addition, there is a designated residents' parking space, providing further convenience for homeowners and visitors alike.

Ideally positioned within walking distance of Langland Bay and Mumbles village with all its amenities, including independent shops, cafés, restaurants and scenic coastal walks, this apartment presents an excellent opportunity as a main residence, holiday home or investment in one of the area's most desirable coastal locations.

FULL DESCRIPTION

- Entrance
- Hallway
- WC
- Kitchen
14' x 8' (4.27m x 2.44m)
- Lounge / Diner
21'5 x 11'10 (6.53m x 3.61m)
- Bedroom 1
14'3 x 8'11 (4.34m x 2.72m)
- Bedroom 2
10'2 x 9' (3.10m x 2.74m)
- Bathroom



Parking
Parking is available via a single garage in the communal block on the ground floor. Residents parking available on site.

Tenure
Leasehold.
189 year lease with 136 years remaining.
Annual Service Charge: £1,680.00

Council Tax Band
E

EPC - E
Services
Mains electric, water & drainage. There is a water meter.
The current sellers broadband is currently with Plusnet. Please refer to the Ofcom checker for further coverage information. Current owners are not aware of any issues or restrictions for mobile phone coverage. Please refer to Ofcom checker for further information.

Additional Information
Owner occupier only. Property cannot be rented out or holiday let.

