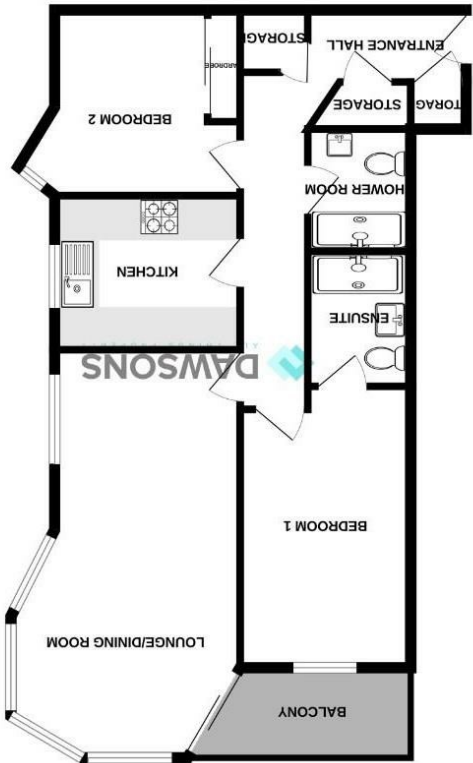


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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 effort has been made to ensure the accuracy of the floorplan, the floorplan is a general guide only and should not be relied upon for the purpose of a purchase. The floorplan is a general guide only and should not be relied upon for the purpose of a purchase. The floorplan is a general guide only and should not be relied upon for the purpose of a purchase.

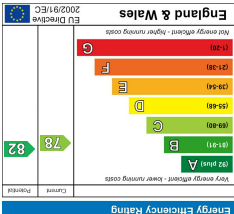


FLAT

FLOOR PLAN



AREA MAP



EPC



GENERAL INFORMATION

Enjoying uninterrupted sea views across Caswell Bay, this spacious second-floor apartment offers a wonderful combination of coastal living, generous accommodation and convenient access to the highly sought-after village of Mumbles.

Cliff-top walks are just a stone's throw away, while the vibrant village of Mumbles is close by, offering an excellent selection of independent shops, bars, cafés and restaurants.

The accommodation briefly comprises an entrance hall with useful storage cupboards, a fitted kitchen, and an impressive open-plan lounge and dining room. From the living area, doors open onto a sit-out balcony, providing the perfect spot to relax, entertain or simply take in the breathtaking panoramic sea views across Caswell Bay.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room, in addition to a further shower room.

Externally, the property enjoys beautifully maintained communal gardens to the front, while to the rear there is parking. Access to the development is secure, with entry via a communal electric gate.

An excellent opportunity to acquire a spacious coastal apartment in a superb location, with stunning sea views, outdoor space and the attractions of Mumbles and Caswell Bay right on the doorstep.

FULL DESCRIPTION

Entrance Hall

Lounge / Dining Room
21'3 x 11'11 (6.48m x 3.63m)

Balcony
11'7 x 4'8 (3.53m x 1.42m)

Kitchen
9'8 x 8' (2.95m x 2.44m)

Bedroom 1
14'8 x 8'10 (4.47m x 2.69m)

Ensuite

Bedroom 2
11'6 x 9'8 (3.51m x 2.95m)

Shower Room



Parking
The leasehold has rights to parking space number 51 in the property car park. There is no separate charge for the parking space.

Tenure - Leasehold
999 year lease from 1/10/1991 to 1/10/2990 with 964 years remaining.
Ground rent: £10 per annum
Service charge: £3,854.77 per annum
Please note the service charge is reviewed annually in March.

Please note this property can be long term let but short term/holiday lets are prohibited.

Council Tax Band - G

EPC - C

Services
Mains electric, water (metered) 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.

