30 Pembroke Buildings, Cambrian Place

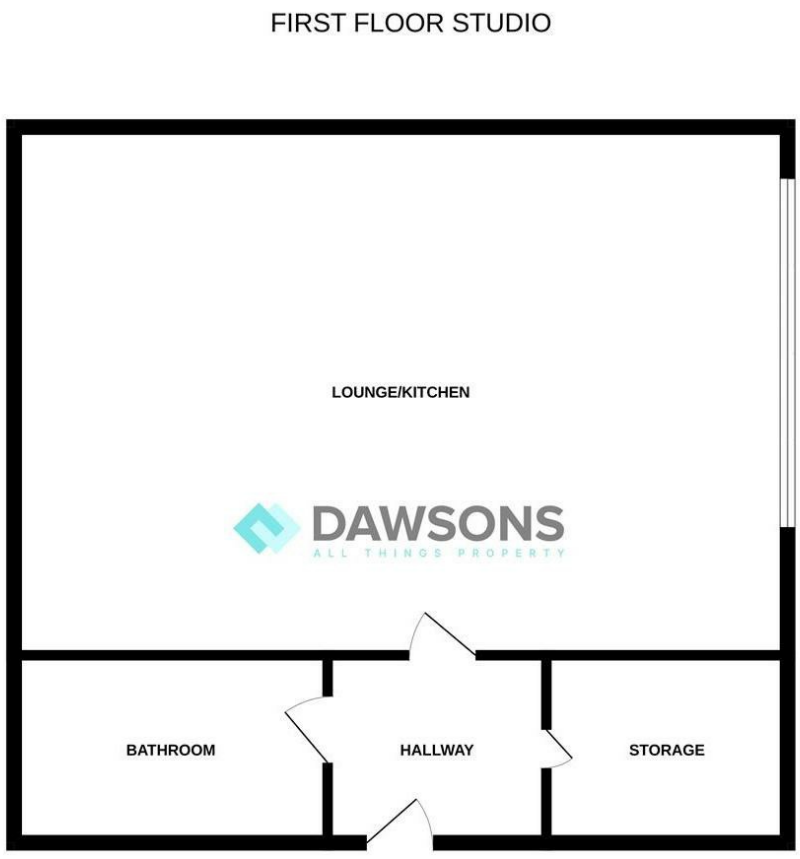
Marina, Swansea, SA1 1RL

Auction Guide £25,000

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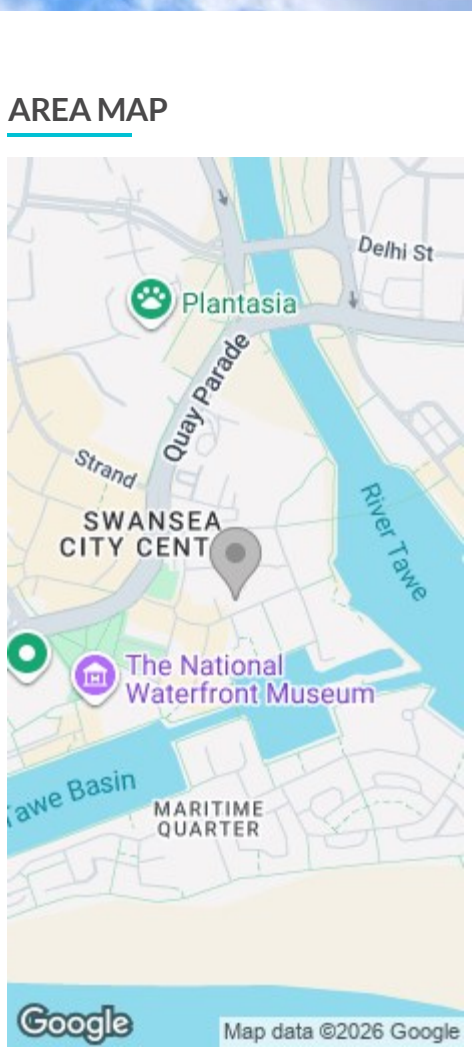


FLOOR PLAN

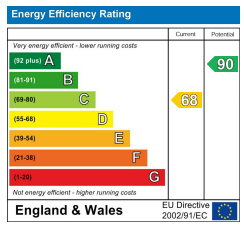


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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

Situated within the historic Pembroke Buildings, this first-floor studio apartment is offered for sale by auction, presenting an excellent opportunity for investors, first-time buyers, or those seeking a conveniently located city base.

The accommodation comprises an open-plan lounge/bedroom/kitchen area, a separate shower room, and retains its original sash window with secondary glazing, adding to the character of this listed building.

Perfectly positioned within walking distance of Swansea Marina, Swansea City Centre, Swansea Beach, and a wide selection of cafés, bars, and restaurants, the apartment enjoys an enviable location with everything close at hand.

Whether you're looking for an investment opportunity or a low-maintenance city residence, this auction property offers excellent potential in one of Swansea's most convenient and historic settings. Early viewing is highly recommended.

FULL DESCRIPTION

Communal Entrance

Communal Hallway

Stairs to All Floors

First Floor Studio Apartment

Entrance

Hallway

Cupboard Housing Washing Machine

Shower Room











Lounge/Kitchen/Bedroom
15'5 (max) x 11'8 (4.70m (max) x 3.56m)

External

Parking Permit Available Via Swansea Council

Tenure - Leasehold
Lease term: 125 years from 25.12.1993
Lease term remaining: 96 years
Ground rent: £37.50 half yearly
Maintenance charge: £1209.50 half yearly

Council Tax Band - B

EPC-D

Services
Electricity- Ovo Energy.
Water- Metered.

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

Further Information
Pembroke Buildings is a Grade 2 Listed Building.
Total floor area - 22 square metres

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.