12 Montpelier Terrace

Mount Pleasant, Swansea, SA1 6JW

Asking Price £110,000

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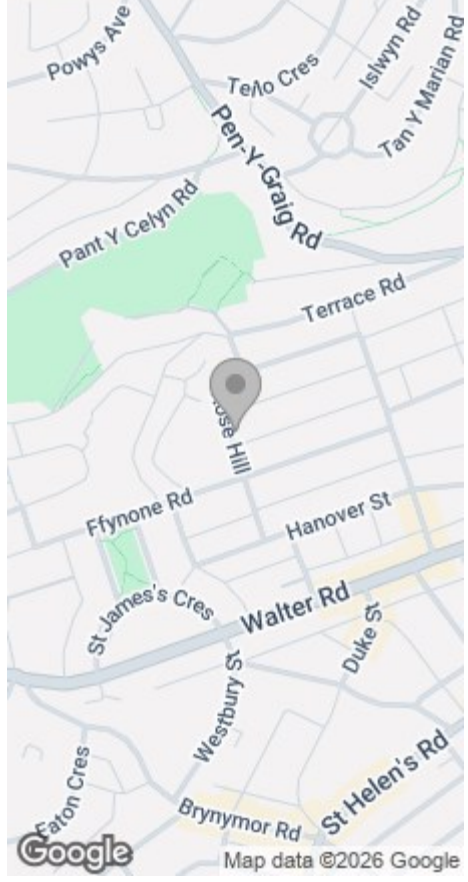


FLOOR PLAN

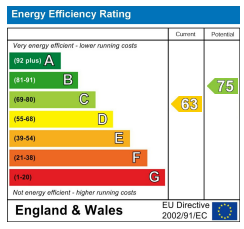


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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GENERAL INFORMATION

An excellent opportunity to purchase this spacious one-bedroom ground-floor flat, boasting beautiful sea views and situated in a lovely location. Offering two generous reception rooms, a double bedroom and plenty of potential, this property is ideal for first-time buyers looking to get onto the property ladder or investors seeking an exciting addition to their portfolio.

The property benefits from a versatile layout, with two reception rooms providing flexible living space and the opportunity to make the home your own. The beautiful sea views are a real highlight, adding to the property's appeal.

A fantastic opportunity for investors! The maisonette above is also available to purchase, presenting the rare opportunity to acquire both properties and the entire building, including the freehold and leasehold interests.

Whether you're searching for your first home, a buy-to-let investment or an opportunity to purchase an entire building, this property offers fantastic potential in a lovely location with stunning coastal views.

FULL DESCRIPTION

Communal Entrance

Communal Hallway

Ground Floor Flat

Entrance

Hallway

Cloakroom

Living Room
15'2" x 14'10" (4.64m x 4.53m)

Bedroom
12'10" x 12'3" (3.92m x 3.75m)

Dining Room
14'11" x 9'9" (4.57m x 2.99m)











Kitchen
9'9" x 9'6" (2.99m x 2.90m)

Shower Room

Outside Courtyard

Tenure - Leasehold
Term: 125 Years with 112 Years Remaining
Ground Rent: £50 Per Annum
Service Charge: No Service charge Flat 1 pays a 1/3 of essential Repairs & Maintenance

Council Tax Band - C

EPC-D

Services
Mains Gas & Electric
Mains Sewerage

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

