



Swansea, SA1 4JY

Asking Price: £89,950

- Second Floor One Bedroom Apartment
- Convenient Location On The Outskirts Of The City Center
- Fantastic First Time Purchase Or Investment Opportunity
- Allocated Parking
- Extremely Well Presented And Maintained Throughout



Entrance Communal Hallway

Accessed via a secure communal entrance with a double-glazed door and entry phone system. A staircase provides access to all floors.

Entrance Front Door

Entered via solid wood front door giving access to small hallway with built in storage and coats cupboard, further doors to:-

Lounge

A good size light and airy room with fitted wall lights and window to front aspect.

Kitchen

The property features a stylish, fully fitted modern kitchen, appointed with an excellent range of matching beech-effect base and wall units complemented by contemporary chrome handles. Colour-coordinated roll-top work surfaces provide ample preparation space and incorporate a stainless steel sink unit with mixer tap.

Integrated appliances include a fan-assisted electric oven with grill and extractor hood above. There is plumbing and space for both an automatic washing machine and tumble dryer, together with space for a free standing fridge. A wall-mounted boiler supplies domestic hot water and gas central heating.

Additional features include part-tiled walls, practical cushion flooring, and a rear-facing window providing plenty of natural light.

Bathroom

The contemporary family bathroom is fitted with a modern white three-piece suite, comprising a panelled bath with a chrome mains-fed shower over, a wash hand basin, and a low-level W.C. Finished with attractive tiled walls, practical tile-effect cushion flooring, and a heated chrome towel rail, the space is both stylish and functional. A rear-facing window provides natural light and ventilation, completing this well-presented bathroom.

AGENTS NOTE

This property offers an excellent investment potential and opportunity having been consistently let out for £775.00 per month or £9300.00 per annum offering attractive rental yield.

Important Fee Information

A Buyer's Premium of £180 (inc. VAT) and a Buyer's Deposit of £250 apply to this purchase. Total payable upfront: £430, plus £15 per purchaser for AML / identity checks.

Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers

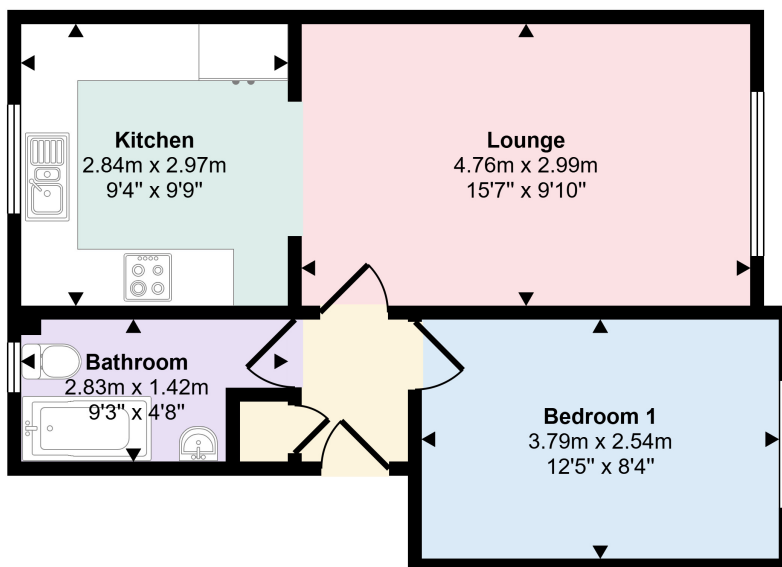
Leasehold

The property is held leasehold. A lease of 125 years from June 1st 1988 with approximately 87 years remaining. Ground rent is £100 per annum with a service charge of £168.66 per month (£2023.92 per annum).



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Approx Gross Internal Area
 40 sq m / 430 sq ft



Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	74 76
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

