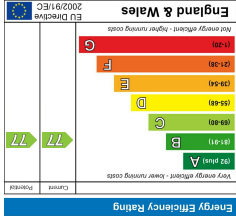


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

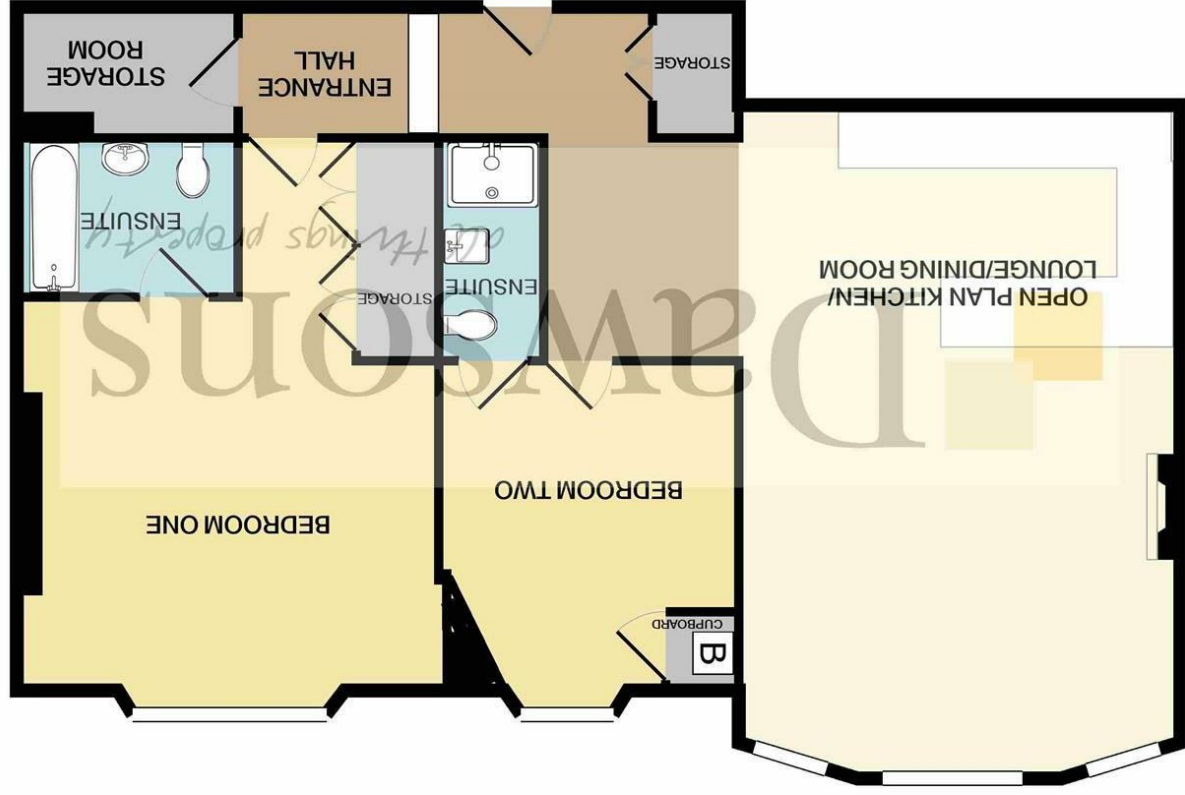
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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



AREA MAP



FLOOR PLAN



12 Rembrandt Court
 , Swansea, SA2 9FG
Asking Price £325,000



GENERAL INFORMATION

Originally built in 1799 Rembrandt Court has since become a sought after location for residents seeking a prestigious property within the heart of the distinguished area of Sketty. We have the great pleasure in offering for sale this beautifully designed and well maintained penthouse apartment boasting stunning sea views across Swansea Bay. This impressive home offers a modern open plan kitchen/lounge/dining room fitted with a unique gothic style kitchen, two double bedrooms, each with their own En-suite and a fantastic walk in storage room designed for practical living. This charming apartment boasts original gothic style windows, gas c/h, built in wardrobes to bedroom one offering ample storage options and a private parking space and single garage. The property enjoys use of the attractive and well kept communal grounds with laid to lawn and paved seating areas. Internal viewing is advised to appreciate this stunning home and the convenient living it offers being within easy access of local shops, amenities, Singleton park and the sea front. Benefits from being a short walk through the park to reach the University and Singleton Hospital. EPC - C.

FULL DESCRIPTION

Main entrance

Secure access with entry via key or intercom system leading in to an impressive main entrance hallway boasting some attractive original features, staircase and lift providing access up to the top floor leading to apartment.

Entrance

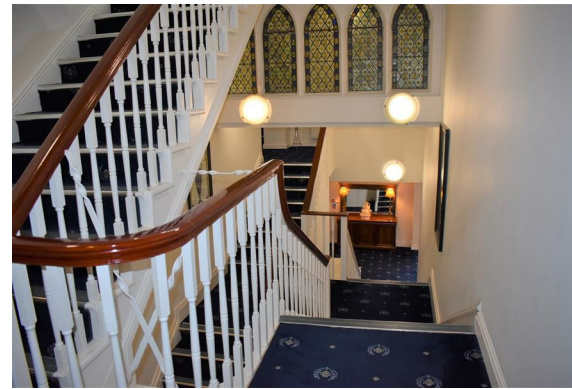
Enter via wood panelled door into:

Hallway

Welcoming entrance hallway, loft hatch leading to loft space offering the potential to convert, coving, a handy built in storage cupboard, doors leading off to bedrooms and storage room, two radiators, opening into:

Open plan kitchen/lounge/dining room

23'10" x 15'4" (7.284m x 4.686m)
Attractive, bright and spacious open plan kitchen/lounge/dining room fitted with a range of unique gothic style wall and base units incorporating stylish work surface over, set in 1 1/2 bowl sink and drainer with mixer tap, built in electric double oven and grill, set in four ring gas hob with integrated extractor hood over, integrated fridge/freezer, dishwasher and washing machine, coving, three original gothic style windows to rear boasting a beautiful open outlook over garden with far reaching sea views across Swansea bay, set in coal effect electric fire with neutral hearth, backdrop and surround, radiator and tiled effect flooring to kitchen/dining area.



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Bedroom One

14'9" (max) x 12'3" (min) (4.518m (max) x 3.746m (min))

Original gothic style window to rear enjoying a delightful far reaching sea view outlook over Swansea bay, coving, two built in wardrobes offering ample storage space, two radiators, door leading into:

En-suite

7'10" x 6'7" (2.407m x 2.011m)
Three piece suite comprising low level WC, pedestal wash hand basin and paneled bath with mixer shower over, extractor fan, inset ceiling spotlights, ornate ceramic wall tiles, radiator, ceramic floor tiles.

Bedroom Two

11'5" (max) x 10'7" (max) (3.485m x 3.246m)

Window to rear offering a stunning sea view outlook over Swansea bay, coving, inset ceiling spotlights, cupboard housing wall mounted gas combination boiler, radiator, door leading into:

En-suite
7'0" (max) x 3'9" (max) (2.154m (max) x 1.152m)
Stylish three piece suite comprising low level WC, vanity unit wash hand basin with mixer tap, step in double shower cubicle with waterfall mixer shower over with hand held attachment, inset ceiling spotlights, tiled brick effect feature wall, wall mounted towel radiator, ceramic wall and floor tiles.

Walk in storage room
8'9" (max) x 4'7" (max) (2.669m (max) x 1.401m (max))
Coving, inset ceiling spotlights, fixed shelving and hanging rails offering great storage space, radiator.

External
The property enjoys well kept communal grounds with laid to lawn and seating areas. With visitor parking to front along with residents parking and garages to side.

Lease details-
999yr lease
Ground rent - £110 per annum
Service charge £1650 half yearly

