

Phoebe Road,
Copper Quarter,
Swansea.

£132,500



- Two Bed Apartment
- Lounge * Modern Kitchen *
- Bathroom and Ensuite
- Offroad Parking
- Popular Location
- Very close to Retail/Supermarket
- Liberty Stadium and M4
- Ideal FTB or B2L

Ref: ISP15920

Viewing Instructions: Strictly By Appointment Only



General Description

A purpose built two bed 1st floor apartment located in a popular modern housing development . Accommodation includes: a security entrance on the ground floor with 2 beds (9master with ensuite shower room), lounge, fitted kitchen, modern bathroom with shower over bath to 1st floor. Externally there is a rear entrance with parking. Located immediately next to local retail park and supermarket, Liberty Stadium, good access to M4 and Enterprise park. Good Buy to Let or First time buy.* AVAILABLE FROM SEPTEMBER 2015*

Accommodation

Not Specified

Ground Floor Entrance to front and to rear. Hall area with stairs to fist floor.

Not Specified

First Floor Entrance door to hall, radiator, cloak cupboard and second cupboard housing central heating boiler. Inner hall with radiator.

Not Specified

Lounge 14'1 x 13'10 (4.29m x 4.22m) Double glazed window and radiator.

Not Specified

Kitchen 6'6 x 8'4 (1.98m x 2.54m) A number of fitted worktops and cupboards and stainless steel sink unit.

Not Specified

Bathroom WC, shower over bath and radiator. Mosaic tiled splash-back to panelled bath and wash hand basin.

Not Specified

Bedroom 1 12'6 x 9'2 (3.81m x 2.79m) Double glazed window and radiator. En suite shower and WC.

Not Specified

Bedroom 2 6'3 x 10'5 (1.91m x 3.18m) Radiator and double glazed window.

Not Specified

Externally Allocated car parking space in rear courtyard.

Not Specified

Tenure The property is of leasehold tenure with a ground rent of £200 per annum which is fixed for 11 years. There is also a maintenance charge of £500-600 per annum.

Services

, mains drainage, mains water, mains electricity, mains gas

EPC Rating:80

Tenure

We are informed that the tenure is Leasehold

Council Tax

Band Not Specified



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.