



**31 Pembroke Buildings,, Cambrian Place,,
Marina, Swansea, SA1 1RL**

- FOR SALE BY ONLINE AUCTION
- PLEASE CONTACT THE OFFICE TO EXPRESS YOUR INTEREST OR FOR MORE INFORMATION
- TO VIEW THE PROPERTY LEGAL PACK PLEASE GO TO WWW.DAWSONSPROPERTY.CO.UK



OFFERS IN EXCESS OF £48,000

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SUMMARY

A recently refurbished first floor studio apartment situated within walking distance of the Marina and City Centre. The property comprises Lounge, kitchen, fitted unit with pull down bed and shower room. Achieving £450 per month Long Lease 99 years remaining. Great Investment property.

FIRST FLOOR

HALLWAY

Skimmed ceiling with recessed down light. Laminate floor. Cupboard housing hot water tank and plumbing for washing machine.

LOUNGE, KITCHEN, BEDROOM 15'6 x 11'8 (4.72m x 3.56m)

Fitted wall unit with pull down bed and wardrobes and cupboards. Single glazed sash windows. Skimmed ceiling with down lights. Laminate floor.

KITCHEN AREA

Range of wall, base and drawer units with wood effect work top and tiled splash back behind. Stainless steel oven. Four ring hob and integrated extractor hood. White sink with drainer and mixer tap. Space for low level fridge freezer.

SHOWER ROOM

White suite comprising WC, pedestal wash hand basin and step in shower. Vinyl floor. Full height tiling to shower. Half height to all other walls. Skimmed ceiling with ceiling light.

N.B

Upon exchange, a 10% deposit is required. In addition, a Buyer's Premium fee is payable. This fee is 0.5% + VAT subject to a minimum fee of £950 plus VAT (£1,140).

Should the property go to an online auction a different fee is payable. A holding fee of £1,700 is payable to secure the property. You then have two days to exchange with a 10% deposit.

TENURE: Leasehold

Lease Term: Years - 125 years from 1993 (97 years remaining)

Service Charge £593.55 half yearly

Ground rent £37.50 half yearly

COUNCIL TAX: B

EPC RATING: E

VIEWING: STRICTLY VIA VENDORS AGENTS.

DAWSONS TEL: 01792 478903/04

NB: On the day of the auction all successful purchasers will be subject to a deposit of 10% of the purchase price along with a buyers premium. Legal packs can be downloaded through the Dawsons website www.dawsonsproperty.co.uk

Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

