



58 Brunswick Court

Russell Street, Swansea, SA1 4HX

Offers Over £90,000



An opportunity to acquire a a ground floor apartment in a central location. The property comprises of lounge/dining room, kitchen/breakfast room. two bedrooms, family bathroom and has an enclosed patio garden. The property also benefits from gas central heating and allocated parking space. No onward chain. EPC-C.



FULL DESCRIPTION

ENTRANCE

Enter via communal door into:

COMMUNAL HALLWAY

Stairs to all floors.

GROUND FLOOR

ENTRANCE.

Enter via wooden door into:

HALLWAY

Radiator, door entry system.

LOUNGE

16'6" x 13'10" (5.03 x 4.22)

Wooden door and window to rear, radiator.

KITCHEN/BREAKFAST ROOM

10'9" x 9'1" (3.27 x 2.76)

Fitted with a range of wall and base units with work surface over, stainless steel sink and drainer with mixer tap, cooker point, wall mounted gas central heating boiler, part tiled walls, wooden window to rear.

BEDROOM 1

12'5" x 9'1" x (3.78 x 2.76 x)

Wooden window to side, radiator.

BEDROOM 2

13'1" x 10'1" (max) (3.99 x 3.08 (max))

Wooden window to side, fitted wardrobes, radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, low level w.c, pedestal wash hand basin, radiator, chrome towel rail, airing cupboard, part tiled walls.

EXTERNAL

REAR

Enclosed patio garden with pedestrian access, allocated parking space.

Tenure

Leasehold

Service charge £140.76 per month to include maintenance and building insurance ground rent £25,00 Quarterly.

AREA MAP



FLOOR PLANS

GROUND FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of sites, windows, doors and any other items are approximate and the responsibility is taken for any discrepancy with the actual property. This plan, like all floorplans, is a guide only and should not be used as the basis for any contract. It is not intended to be a legal document and should not be used as such. All rights reserved 2021.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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