



EPC



AREA MAP

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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. Made with Metropix ©2019



FLOOR PLAN



61 Caswell Bay Court
 Caswell, SA3 4RY
Offers Over £269,950



GENERAL INFORMATION

A delightful two bedroom second floor apartment with unrestricted sea views from angled balcony. The accommodation itself briefly comprises: hallway with cupboards providing ample storage space, two bedrooms - master benefiting from en-suite facilities, shower room, lounge with patio door leading on to balcony and kitchen. Viewing is highly recommended to appreciate the wonderful location and outlook on offer. No chain. EPC C

FULL DESCRIPTION

Entrance

Lift or stairs access to Second floor with a further small stairwell to number 61.

Hallway

Storage heater. Communal door. Video entry system. Two storage cupboards. Doors leading to:

Master Bedroom

8'08" x 17'07" (2.64 x 5.36)

Two double glazed windows to side. Electric storage heater. Door to en-suite.



Bathroom

Three piece suite comprising: low-level WC, wash hand basin and bath with electric shower over. Fully tiled walls. Double glazed window to rear.

Shower Room

Three piece suite comprising: freestanding shower, low-level WC and wash hand basin with vanity unit. Fully tiled walls.

Kitchen

9'07" x 7'09" (2.92 x 2.36)

Fitted with a range of walls and base units. Integrated washing machine and fridge freezer. Space for electric cooker.

Living Room

14'10" x 13'01" (4.52 x 3.99)

Double glazed window to side. Door to balcony overlooking Caswell Bay.

Bedroom Two

8'07" x 13'08" (2.62 x 4.17)

Sliding patio door onto balcony.

Tenure

Leasehold

Lease Term: 999 years from 1st Oct 1991

Ground Rent: £1 (+ admin)

Service Charge: £3,200 p.a approx