



## 4 Northeron

West Cross, Swansea, SA3 5PJ

**Asking Price £125,000**



An opportunity to purchase a two bedroomed first floor apartment situated in area of West Cross, set just a short walk away from the promenade, local amenities and within a mile of the seaside village of Mumbles which boasts bars, restaurants and shops. seaviews and rear parking. The accommodation comprises of two bedrooms, one reception, kitchen and shower room. The apartment benefits from gas central heating and Upvc double glazing. EPC C



## FULL DESCRIPTION

### Entrance

Entered Via Upvc front door,, Stairs leading to first floor

### Hallway

Two storage cupboards

### Lounge

12'7" x 12'0" (3.84 x 3.66)

Upvc window to Rear, radiator

### Kitchen

9'7" x 8'8" (2.92 x 2.64)

Fitted white wall and base units with worktop surfaces over, stainless steel sink unit and chrome fittings, tiled splashback, electric cooker point, plumbing for washing machine, large storage cupboards housing worcester combi boiler. UPVC window to front.

### Bedroom One

12'8" x 9'9" (3.86 x 2.97)

Upvc window to rear, radiator.

### Bedroom 2

11'6" x 7'8" (3.51 x 2.34)

Upvc window to front, radiator

### Shower room

Three piece white suite comprising seperate shower cubicle, low level wc and wash hand basin, fully tiled walls, radiator, extractor fan.

### Tenure

Leasehold

### Lease

Leasehold - for a term of 125 years from 9th September 1991.

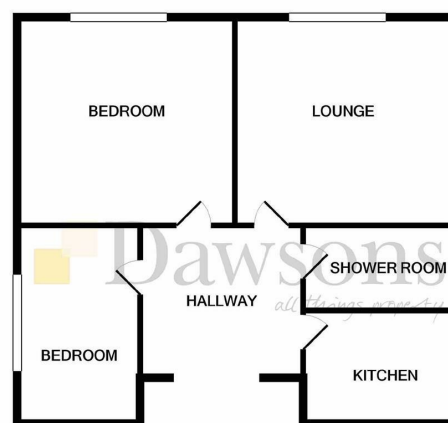
Ground Rent: £10 per annum

Service Charge: £15 per month approx, yearly invoice depending on work done by Council.

## AREA MAP



## FLOOR PLANS

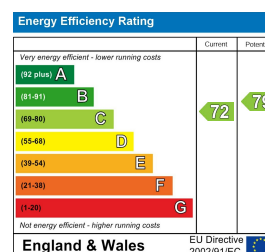


TOTAL APPROX. FLOOR AREA 562 SQ.FT. (52.2 SQ.M.)

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



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