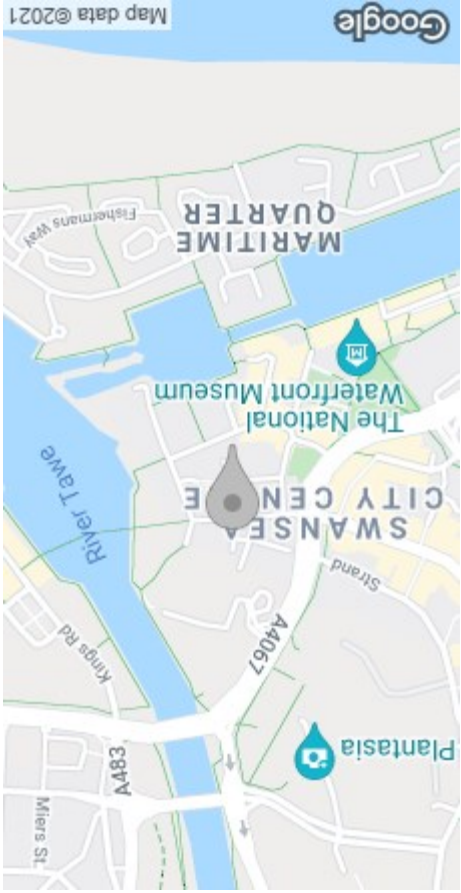


EPC

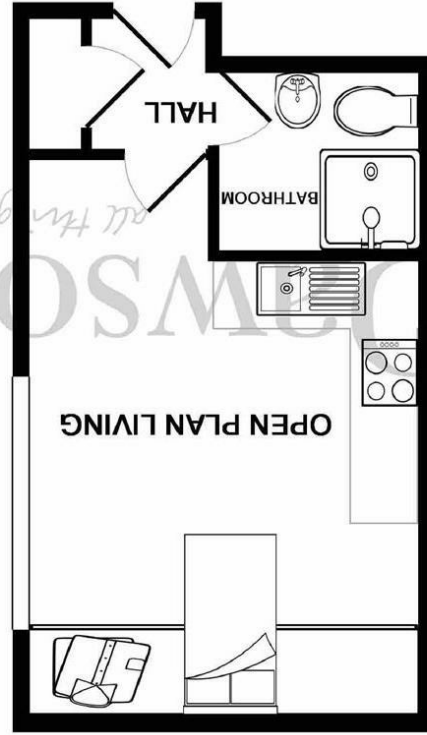


AREA MAP

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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



31 Pembroke Buildings, Cambrian Place
 Marina, Swansea, SA1 1RL
Auction Guide £45,000



GENERAL INFORMATION

FOR SALE BY ONLINE AUCTION.

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. EPC - E

PLEASE BE ADVISED THAT WHILST VIEWINGS ARE RESTRICTED THE PROPERTY WILL NOT BE ENTERED INTO AN ONLINE AUCTION UNTIL THE LEGAL PACK IS COMPLETE AND THERE IS SUFFICIENT INTEREST FOR BIDDING TO COMMENCE.

ANY PRE AUCTION OFFER IS SUBJECT TO AN AUCTION EXCHANGE OF A 10% DEPOSIT, BUYERS PREMIUM AND 28 DAY COMPLETION

FULL DESCRIPTION

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. EPC - E

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" (4.72 x 3.56)

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.

N.B

Tenure - Leasehold
Lease Term: Years - 125 years from 1993 (97 years remaining)
Service Charge £593.55 half yearly
Ground rent £37.50 half yearly

All successful Purchasers will be subject to a buyers premium or holding fee. Legal packs can be downloaded through the Dawsons website

www.dawsonsproperty.co.uk

Please note it is the responsibility of all purchasers to conduct their own investigation into all aspects of the property. We recommend reading through the properties legal pack, which is available on our website, prior to bidding and also seek legal advice. If you are successful, you will be required to pay a 10% deposit, together with the buyer's premium/holding fee and complete in 28 days, therefore we would strongly recommend for you to ensure your finances are in place before the auction, due to the timescales involved.