



47 Brunswick Court

Russell Street, Swansea, SA1 4HX

Offers Over £75,000



Dawson's are pleased to offer for sale this one bedroom apartment situated very close to Swansea City Centre, Offered with no onward chain this ideal first time buy or investment purchase comprises of entrance hall, bedroom, modern fitted kitchen and bathroom and lounge/dining room. The property further benefits from Hive central heating and an allocated parking space with storage area for bins. The property is conveniently located close to local amenities, Swansea Town, Swansea University, Singleton Hospital and Swansea Beach. EPC - C.



FULL DESCRIPTION

Entrance

Enter via communal door into:

Communal Hallway

Stairs to all floors.

First Floor Flat

Entrance

Enter via wooden door into:

Entrance Hall

Radiator, door to storage cupboard.

Lounge/Dining Room

15'11" x 10'1" (4.86m x 3.08m)

Glazed window to front, radiator, sliding door to:

Kitchen/Breakfast Room

9'5" x 10'1" (2.86m x 3.08m)

Fitted with modern wall and base units with complimentary work surface over, set in stainless steel sink and drainer with mixer tap, four ring gas hob with electric oven under and chimney style extractor fan over, plumbing for washing machine, space for fridge/freezer, wall mounted Hive central heating, splash back tiles, glazed window to rear.

Bedroom 1

8'7" x 8'7" (2.62m x 2.61m)

Window to front, radiator.

Bathroom

Three piece modern suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, radiator, tiles walls and flooring, obscure glazed window to rear.

External

Allocated parking space. Outside storage area for bins.

Tenure

Leasehold

Term: 125 Years

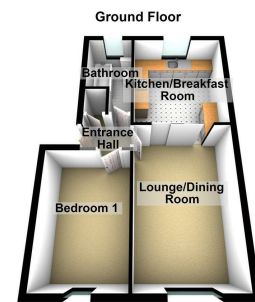
Service Charge: £141.35 PCM

Ground Rent: £100 PA

AREA MAP



FLOOR PLANS



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	81
England & Wales	EU Directive 2002/91/EC	

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