

John. Francis

www.johnfrancis.co.uk

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PROTECTED



The Property
Ombudsman



NEW
INSTRUCTION



Flat 3, St Helens Court, 154-155 St. Helens Road, Swansea SA1 4DJ

Offers in the region of £95,000

Open Plan Kitchen/Lounge
Popular & Convenient Location
EPC: D68

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

CW/WJ/77115/200820

DESCRIPTION

***** CITY CENTRE**

LOCATION ***

An opportunity exists to purchase this one bedroom ground floor flat ideally located in the city centre and offering good access to local amenities and Swansea city centre where the main shopping and leisure facilities are located. This property benefits from open plan lounge/ kitchen, bathroom, one bedroom. Ideal for investment or first time buyer. Viewing recommended
EPC: D68

HALLWAY

Carpet, intercom system, door to;

BEDROOM ONE

12'3 x 7'7 (3.73m x 2.31m)

Carpet, electric radiator, window.

OPEN PLAN LOUNGE/ KITCHEN

21'4/9'5 x 17'9/3'2 (6.50m x 5.41m)

Double glazed bay window to front, carpet, electric radiator. The kitchen is fitted with a range of wall and base units with worktop over, stainless steel sink unit and drainer, 4 ring electric hob with extractor hood above and electric oven under, fridge and washing machine, part tiled walls, part vinyl flooring.

BATHROOM

6'5 x 4'9 (1.96m x 1.45m)

Laminate flooring, WC, wash hand basin, shower cubicle with glass door, part tiled walls, extractor fan.

SERVICES

We are advised that mains services are connected to the property.

VIEWING

By appointment with the selling Agents on 01792 653508 or e-mail swansea@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Leasehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

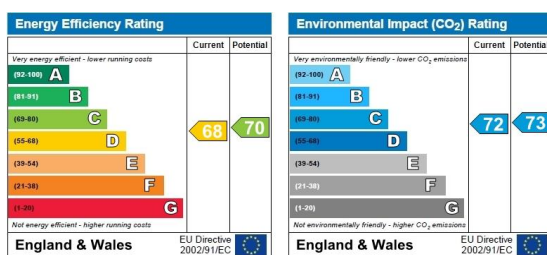
From our Swansea office, proceed up Walter Road and take the 2nd left onto Henrietta Street. The property will be found on the right hand side at the bottom of the street



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