



guide price  
leasehold **£95,000**

## Highmoor, Maritime Quarter SA1 1YE

- EPC Rating: C
- Allocated parking space
- Second floor apartment
- Sold by modern method of auction
- One bedroom







## About The Property

A refurbished one bedroom second floor apartment located in the heart of Swansea Maritime Quarter. The accommodation comprises an open plan lounge and kitchen area, bedroom, and bathroom. The apartment benefits from an allocated parking space and balcony. The apartment is close to local amenities and is within walking distance to the city centre. Viewing is highly recommended to appreciate what the property has to offer!

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process

## Accommodation





### Communal Entrance

Secure entrance with stairs leading to apartment:

### Open Plan Lounge & Kitchen

21' 3" x 12' 4" max ( 6.48m x 3.76m max )  
Carpet flooring, with electric heaters, and door leading to sit out balcony

### Bedroom

9' 2" x 7' 10" ( 2.79m x 2.39m )  
Window to front, carpet flooring and electric heater

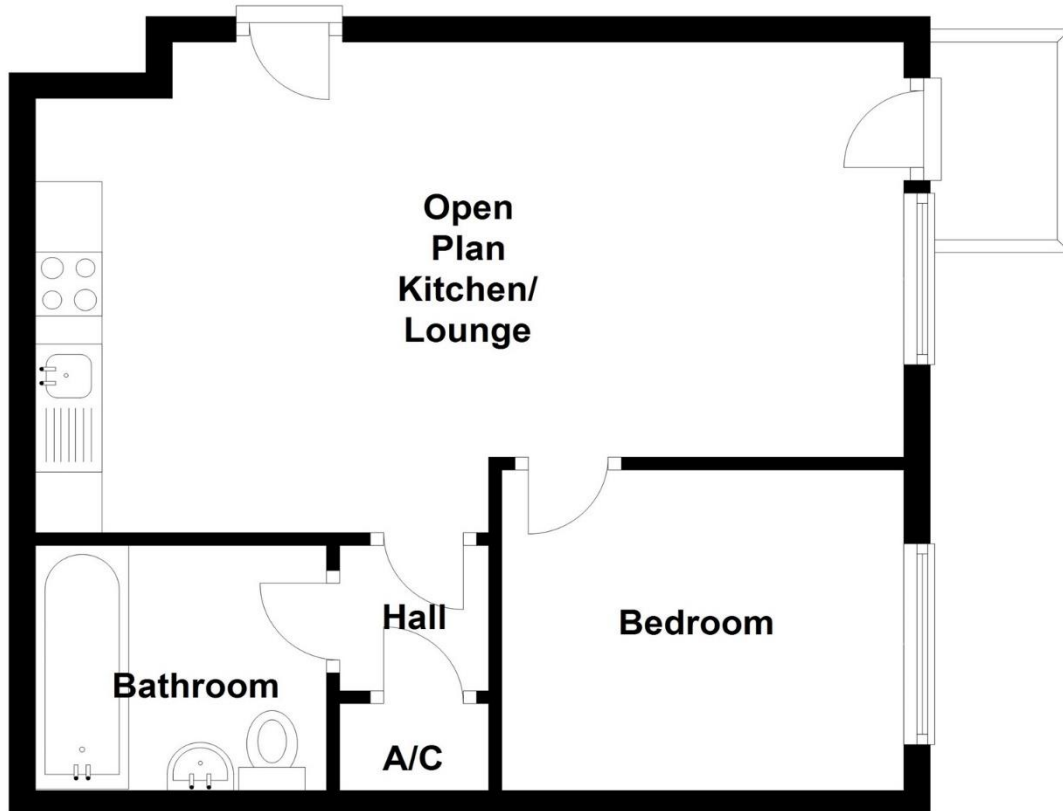
### Bathroom

Three piece bathroom suite comprising of WC, wash hand basin, and bath with shower over. Vinyl flooring, with tiled walls around the bath. Obscure window

### External

An allocated parking space, and sit out balcony off lounge

## Ground Floor



### Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.