



## Pembroke Buildings offers in excess of £50,000

- Studio apartment
- Close to City Centre
- Situated in Swansea Marina
- Viewing is advised
- Virtual viewing available
- EPC Rating: E







## About the property

Offered for sale is the studio apartment. Ideal for the keen investor looking to rent out or a first time purchaser looking to step onto the property ladder. Located in the Marina, within close proximity to local shops, amenities and the Swansea City Centre. The accommodation comprises; an open plan kitchen and living area, with a pull out bed situated in the built in wardrobe space. The property also benefits from a shower room, and storage cupboard with plumbing for the washing machine. In addition this property is offered for sale with no on going chain. Viewings are recommended to appreciate this unique investment opportunity. Call a member of the team today to view on 01792 641481.

## Accommodation

### Studio

13' 7" max x 14' 7" max (4.14m max x 4.45m max)  
Laminate flooring. High ceilings, with a window to the side.  
Electric heater. Built in wardrobes with a pull out bed.

### Bathroom

WC, shower cubicle, and wash hand basin. Laminate flooring.

### Storage Cupboard

Plumbing for washing machine, and storage cupboards.



## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## 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.

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