



## Ty John Penri offers over £80,000

- Council Tax - Band B
- Recently Renovated
- Studio Flat
- Ideal Investment Opportunity
- No Chain
- EPC Rating: C





## About the property

Calling all investors!! Available with no chain is this renovated studio flat conveniently located in the Swansea city centre, close to local shops, restaurants, pubs, beach, parks and all local transport.

The flat comprises an open plan living/sleeping space with separate kitchen and bathroom. There is a secure intercom system for entry into the flat and a modern interior with space for securing bicycles.

The property is sold with no onward chain. To arrange a viewing please call a member of the team today on 01792 641481 or 24/7 on our website.

Lease information: Ground service and service charge combined - £380 per quarter. Length of Lease: 106 years

## Accommodation

### Living Room

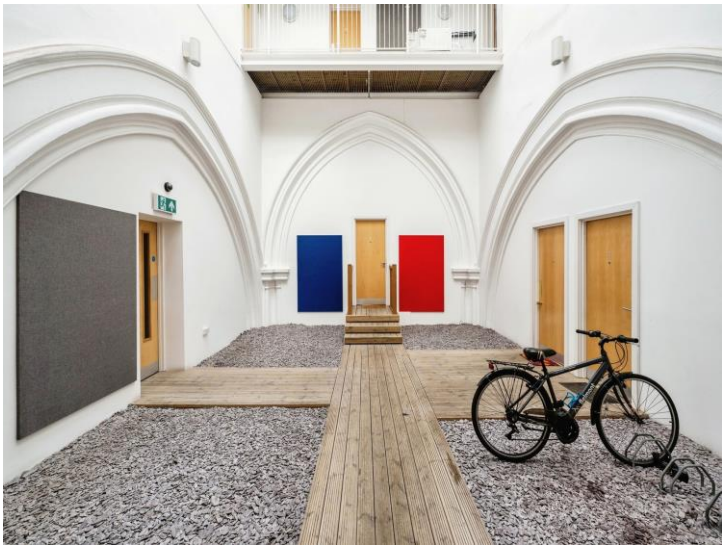
19' 9" Max x 21' 8" Max ( 6.02m Max x 6.60m Max )

### Kitchen

8' Max x 6' 6" Max ( 2.44m Max x 1.98m Max )

### Bathroom

### External



## 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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