



## 60 Richmond Court, Uplands, Swansea, SA2 0RE

**£164,950**

This first-floor, two-bedroom apartment in the Uplands area offers a tranquil living experience while maintaining easy access to the vibrant local amenities, including shops and restaurants.

The apartment's entrance hall leads to a spacious lounge/dining room with a sit-out balcony providing views over Swansea Bay. The well-equipped kitchen/breakfast area adds to the convenience of daily living. The two bedrooms and bathroom provide comfortable accommodations. The apartment block ensures security with a voice entry system, and a valuable feature includes an allocated parking space. This property is particularly well-suited for individuals looking to downsize, combining a peaceful residential setting with close proximity to the Uplands area and practical living amenities.

## The Accommodation Comprises

### Ground Floor

#### Communal Entrance Hall

Entered via door to front with voice entry system.

#### Communal Hallway



Storage cupboard and door into the apartment.

#### Hall

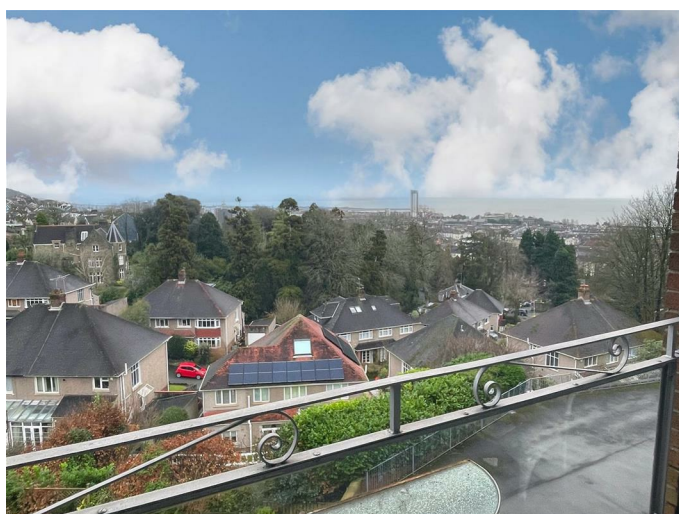
Entered via double glazed door.

#### Lounge/Dining Room 13'2" x 19'2" (4.02m x 5.84m)



A spacious reception room with double glazed windows to side and to the rear, double glazed patio doors to the balcony enjoying views over Swansea Bay, two radiators.

#### Balcony 3'5" x 9'5" (1.05m x 2.88m)



Balcony enjoying views over Swansea Bay.

#### Kitchen/Breakfast Room 12'11" x 12'3" (3.93m x 3.74m)



Fitted with a range of wall and base units with worktop space over, stainless steel sink unit, tiled splashbacks, cupboard housing the boiler, plumbing for washing machine, space for fridge, fridge/freezer and gas cooker, double glazed windows to front and side, radiator.

#### Bedroom 1 13'1" x 13'10" (3.98m x 4.22m)



Double glazed window to rear with views of Swansea Bay, radiator.

#### Bedroom 2 12'11" x 9'11" (3.93m x 3.03m)



Double glazed window to front, built-in mirror fronted wardrobes, radiator.

## Bathroom



Three piece suite comprising bath with shower over, wash hand basin and WC. Tiled walls, storage cupboard, radiator, frosted double glazed window to front.

### External

There is an allocated parking space with the property.

### Agents Note

Tenure - Leasehold - 999 Year Lease with 934 Years remaining

Ground Rent - N/A

Service Charge - £600.00 A YEAR

Council Tax Band - C

Services - Mains electric. Mains sewerage. Mains Gas.

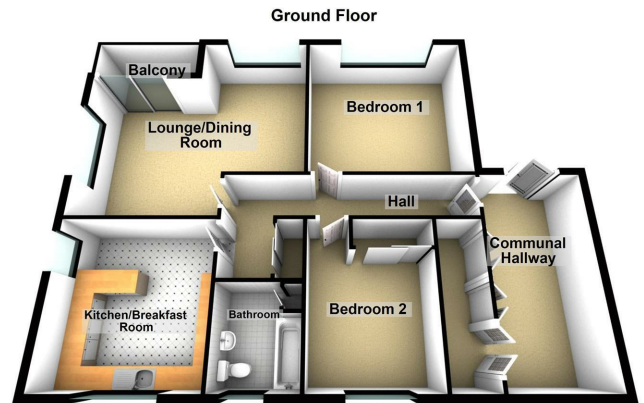
Mains water/Water Meter.

Mobile Coverage - Vodafone O2

Broadband- Basic 8 Mbps Superfast 47 Mbps Ultrafast 1000 Mbps

Satellite / Fibre TV Availability -BT Sky Virgin

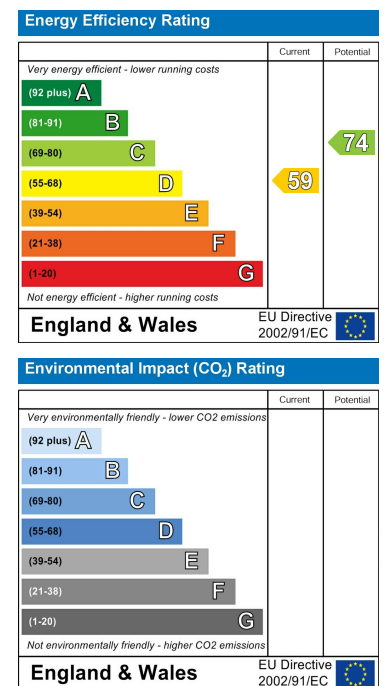
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.