



## 27 Royal Sovereign Apartments, Phoebe Road, Copper Quarter, Swansea, SA1 7FH

**£95,000**

Situated within the sought-after Copper Quarter development, this one-bedroom apartment presents an enticing opportunity for prospective buyers. Boasting a prime location with easy access to both the M4 motorway and Swansea's vibrant City Centre, it offers convenience and accessibility. Additionally, within walking distance lies the popular Morfa Retail Park and Swansea.com stadium, adding to its allure. The accommodation features a communal hallway with a security entry system, ensuring peace of mind for residents. Access to upper floors is facilitated by either staircase or lift. The apartment itself is equipped with electric heating and comprises a hallway complete with a storage cupboard, an open-plan lounge/kitchen area with a sit-out balcony, a bedroom, and a bathroom. Furthermore, the property includes an allocated parking space, enhancing its practicality and convenience. Ideal for those looking to step onto the property ladder for the first time, or as a second home investment, this property offers a blend of comfort, convenience, and modern living in a highly desirable location.

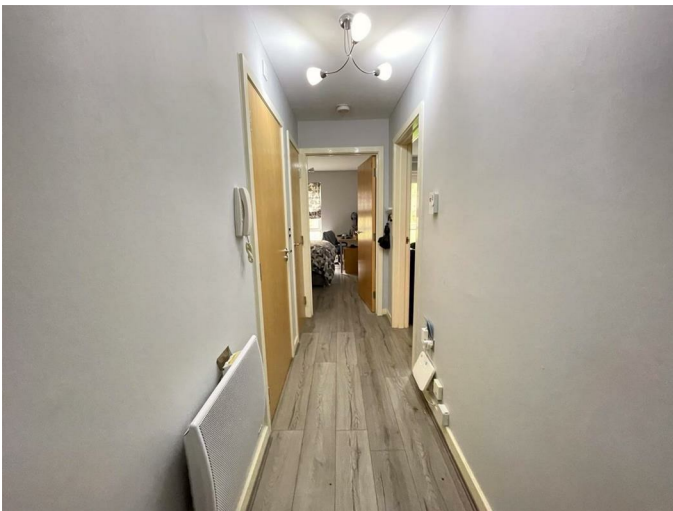
## The Accommodation Comprises

### Communal Hallway



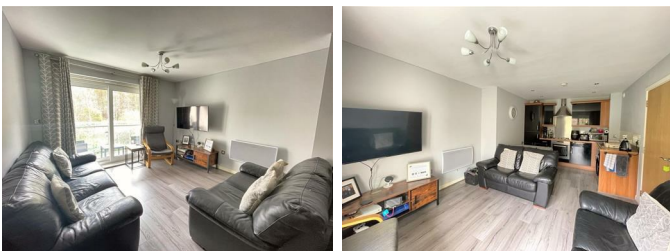
Entered via security entry system, staircase and lift to the upper floors.

### Hall



Electric heater, laminate flooring, storage cupboard.

### Lounge Area 10'6" x 11'3" (3.21m x 3.42m)

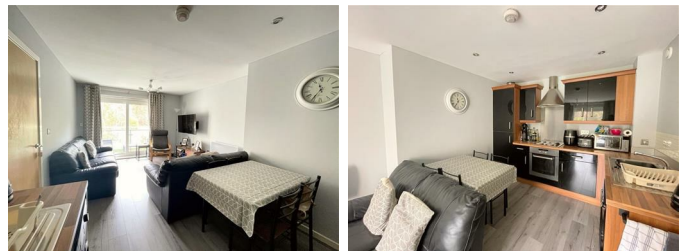


Sliding door to sit out balcony, laminate flooring, electric heater, open plan to the kitchen area.

### Balcony 4'9" x 11'3" (1.44m x 3.42m)



### Kitchen 7'7" x 9'7" (2.30m x 2.91m)



Fitted with a range of wall and base units with worktop space over, stainless steel sink unit, built-in fridge/freezer, plumbing for washing machine, built-in electric oven and four ring gas hob with extractor hood over, laminated flooring, ceiling spotlights.

### Bedroom 11'9" x 9'2" (3.58m x 2.79m)



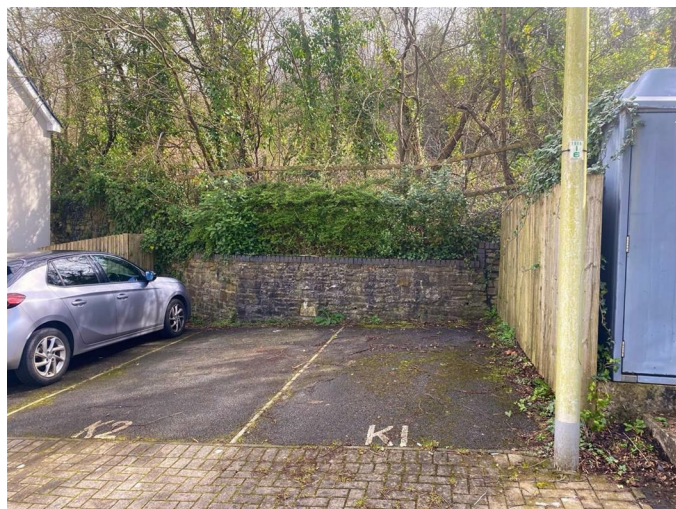
Double glazed window to front, electric heater, laminate flooring.

### Bathroom



Three piece suite comprising bath with shower over, vanity wash hand basin and WC. Part tiled walls, heated towel rail.

### Parking



### Agents Note

Agents Note

Tenure - Leasehold

125 Years From April 2007.

108 Year remaining

Ground Rent - £118.24 every 6 months

Service Charge - £1,600 a year.

Council Tax Band - C

Services - Mains electric. Mains sewerage. Mains Gas.

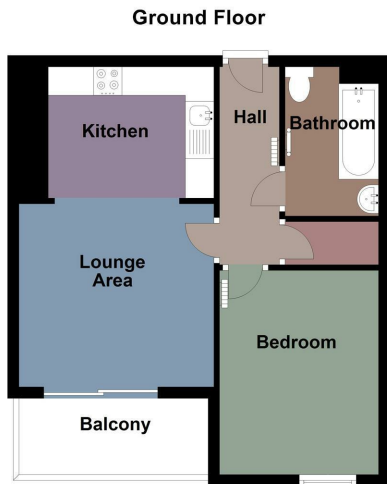
Mains water/Water Meter.

Mobile Coverage - EE Vodafone Three O2

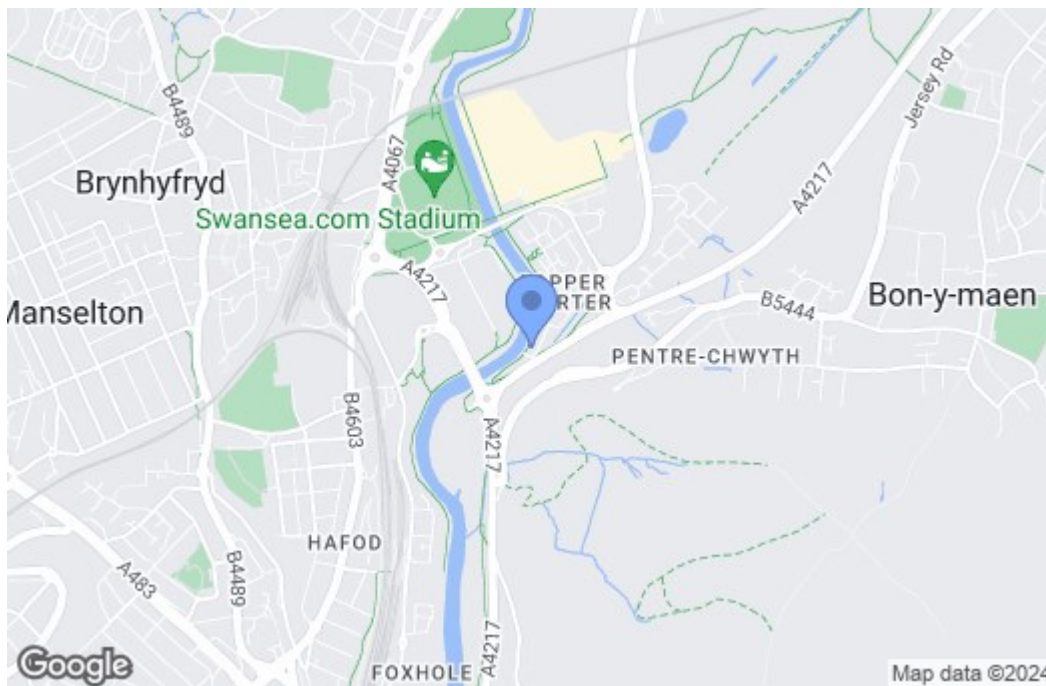
Broadband - Basic 4 Mbps Superfast 109 Mbps

Satellite / Fibre TV Availability- BT Sky

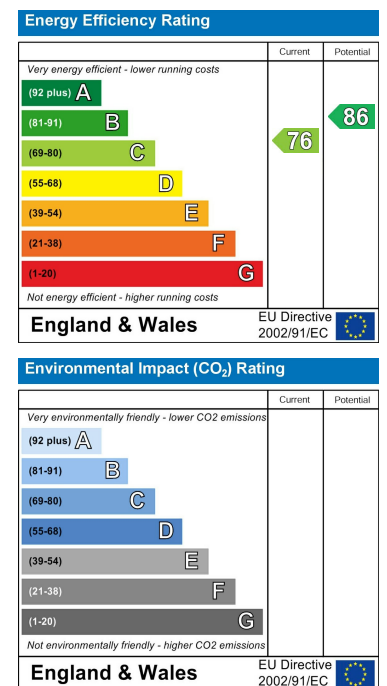
## Floor Plan



## Area Map



## Energy Efficiency Graph



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