

## 56 St. Leger Crescent, St. Thomas, Swansea, SA1 8ET

**Offers Over £120,000**

Offered for sale with no onward chain, this well-proportioned first-floor apartment presents an excellent opportunity for both first-time buyers and investors alike. The property benefits from a garage and communal parking, adding to its convenience and appeal. The accommodation comprises a welcoming entrance hall leading to a spacious lounge/dining room with access to a sit-out balcony, a fitted kitchen, three bedrooms, a bathroom, and a separate WC.

Ideally located, the apartment is within close proximity to Swansea City Centre, Swansea University, and the popular SA1 Waterfront, making it perfectly positioned for modern urban living. A wide range of local amenities including shops, cafés, restaurants, schools, and parks are all easily accessible, while excellent transport links ensure straightforward commuting. This is a fantastic opportunity to secure a property in a highly sought-after and convenient location.

## The Accommodation Comprises

### Ground Floor

Large storage cupboard.

### Hall

Laminated flooring, radiator.

### Kitchen 8'2" x 9'6" (2.50m x 2.90m)



Fitted with a range of wall and base units with worktop space over, tiled splash backs, plumbing for washing machine, wall mounted boiler, double glazed window to rear.

### Lounge 11'2" x 16'9" (3.40m x 5.10m)



Double glazed windows to front and side, laminated flooring, radiator, door to sit out balcony.

### Balcony 2'2" x 6'9" (0.66m x 2.06m)



### Bedroom 1 11'10" x 11'10" (3.60m x 3.60m)



Double glazed window to rear, laminated flooring, radiator.

**Bedroom 2 11'2" x 8'6" (3.40m x 2.60m)**



Double glaze window to front, laminated flooring, radiator.

**Bedroom 3 11'2" x 8'2" (3.40m x 2.50m)**



Double glazed window to front, laminated flooring, radiator.

**Bathroom**



Two piece suite comprising a bath with shower over and wash hand basin, tiled splash backs, tiled flooring, heated towel rail, frosted double glazed window to rear.

**WC**



Two piece suite comprising a wash hand basin and WC. Double glazed window to rear.

## External



The property benefits from a garage and communal gardens.

## Aerial Images



## Agents Note

Tenure - Leasehold

Lease Start Date 02 Jun 1991 - Lease End Date 25 Mar 2116

Lease Term 125 years from 25 March 1991

Lease Term Remaining 90 years

Ground Rent - £10 a Year

Service Charge - £207.37 A year

Council Tax Band - A

Services - Mains electric. Mains sewerage. Mains Gas.

Water Meter.

Parking - Garage

Mobile coverage - EE Vodafone Three O2

Broadband - Basic - 6 Mbps Superfast 267 Mbps

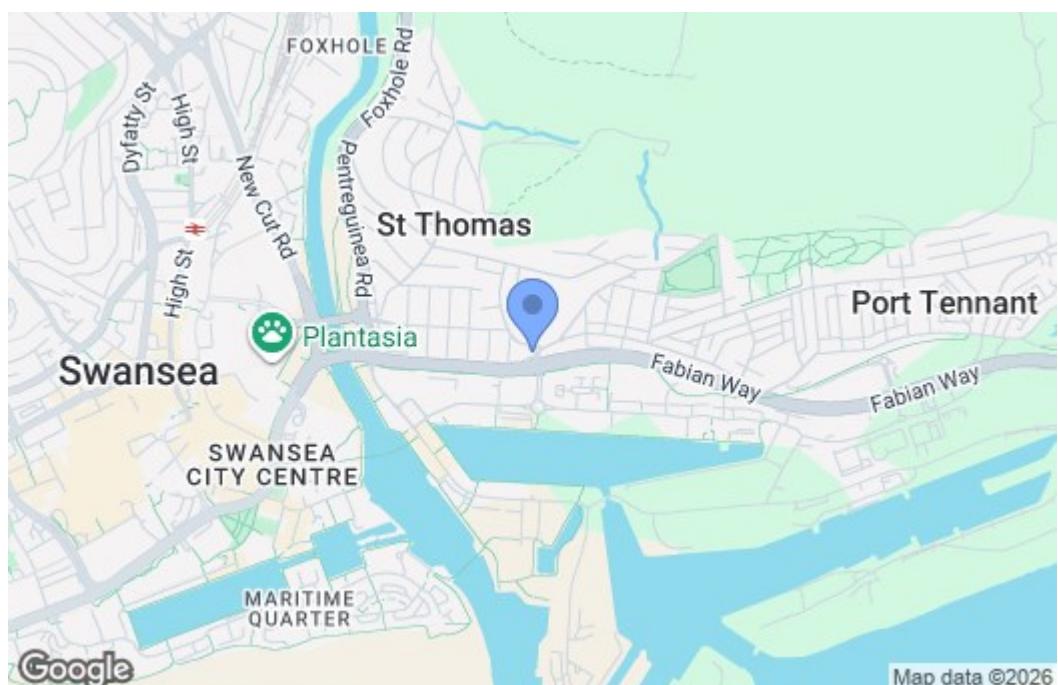
Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

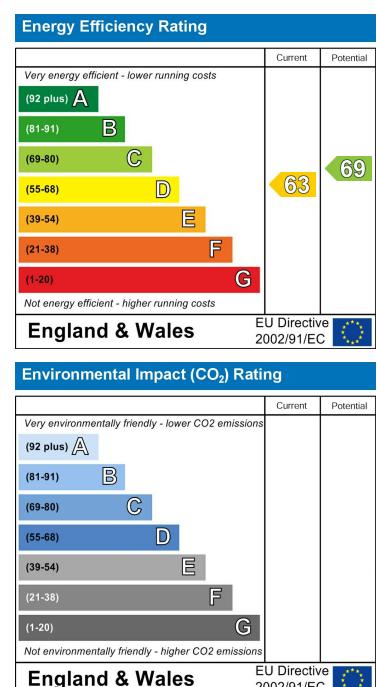
## Floor Plan



## Area Map



## Energy Efficiency Graph



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