



St Margarets Court, guide price £170,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 2 Double Bedrooms
- Sit In Tenant
- Investment Opportunity
- Walking Distance To Amenities
- Modern Throughout
- EPC Rating: B



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About the property

An immaculately presented 2 double bedroom first floor apartment offered for sale with sit in tenant and no ongoing chain. Situated in Maritime Quarter and within walking distance to Swansea beach fronts, Swansea harbour, local restaurants, shops, public transport links and Swansea City centre. The accommodation briefly comprises; communal entrance with stair case to first floor, entrance hall, lounge/ diner, kitchen, 2 double bedrooms, master bedroom with en-suite and bathroom. There is also a balcony seating area. This great investment opportunity further benefits; gas central heating, double glazing and is modern throughout. Please call Peter Alan Swansea to arrange a viewing on 01792 641481 or book 24/7 on our website.

Council tax band E, ground rent £50 6 monthly, service charge £600 6 monthly

Accommodation

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



Communal Entrance

door to front to enter with intercom, stair case to first floor and door to;

Entrance Hall

intercom, door to side to enter, laminate flooring, door to airing cupboard where water tank is housed, doors to 2 double bedrooms, door to bathroom and door to;

Lounge/ Diner

17' 11" max x 13' 8" (5.46m max x 4.17m)

double glazed double doors to front to balcony seating area, laminate flooring and opening to;

Kitchen

9' 11" x 7' 11" (3.02m x 2.41m)

double glazed window to rear, vinyl flooring, fitted with a matching range of base and eye level units and work top over, inset stainless steel sink with mixer tap, integrated double oven, gas hob and hood, integrated fridge freezer, integrated dish washer, integrated washer/ dryer and boiler housed here.



Bedroom 1

12' 3" x 9' 11" (3.73m x 3.02m)

double glazed window to rear, laminate flooring and door to;

En Suite

double glazed window to rear, vinyl flooring, part tile walls, shower cubicle, wash hand basin with mixer tap and w.c.

Bedroom 2

12' 3" x 8' 5" (3.73m x 2.57m)

double glazed window to rear and laminate flooring.

Bathroom

double glazed window to front, vinyl flooring, part tile walls, bath tub with mixer tap and over bath shower, wash hand basin with mixer tap and w.c.

Outside

A balcony seating area laid with artificial lawn.

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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