



Sirius Apartments

guide price £160,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 2 Bedroom Duplex Apartment
- No Ongoing Chain
- Sought After Location
- Modern & High Spec Throughout
- 2 Allocated Parking Spaces
- EPC Rating: C



2 2 1



About the property

An immaculately presented 2 bedroom duplex apartment offered for sale with no ongoing chain. Situated in Pentrechwyth, sought after for its convenient proximity to public transport links, local retail park, Swansea City centre and the M4 corridor junction 42/44. The accommodation briefly comprises; communal entrance, stairs and lift access to the 4th floor, entrance hall, 2 bedrooms, master with en-suite and bathroom to the lower floor. To the upper floor there is an open plan living/ kitchen/ dining space. To the outside there is a decked balcony seating area over looking Swansea City stadium and the River Tawe. This ideal first time or investment opportunity further benefits; 2 allocated parking spaces one under cover one external, Far infrared heating system, integrated appliances, under floor heating and is modern throughout. Please call Peter Alan Swansea on 01792 641481 or book 24/7 on our website.

Council tax band D, ground rent £125 6 monthly, service charge £1283.31 6 monthly and buildings insurance is included in the service charge

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.



Ground Floor

Communal Entrance

access via communal door with intercom to front, stair case and lift to the 4th floor.

Entrance Hall

door to front to enter, fitted carpet, doors to 2 double bedrooms, door to storage cupboard, door to bathroom and door to stair case to upper floor open plan living space.

Bedroom 1

16' 4" max x 9' 4" max (4.98m max x 2.84m max) double glazed window to rear with views over the River Tawe, double glazed door to side to decked balcony seating area, fitted carpet, 2 sliding doors to wardrobe space, fitted base and over head storage units and door to;

En Suite

tile walls, tile flooring with under floor heating, shower cubicle, wash hand basin with mixer tap and w.c.

Bedroom 2

11' 3" x 8' 6" max (3.43m x 2.59m max) double glazed sliding door to rear with window to side to decked balcony seating area, fitted carpet and 8 doors to fitted wardrobe space.

Bathroom

tile walls, tile flooring with under floor heating, bath tub with mixer tap and over bath shower, wash hand basin with mixer tap and w.c.

Upper Floor

Living Space

26' max x 19' 3" max (7.92m max x 5.87m max) double glazed tilt and turn window to rear with Juliet balcony and views over River Tawe, fitted carpet in lounge/ dining space, tile flooring to kitchen, intercom, loft access, door to storage area where there is space for a washing machine and water tank is housed.

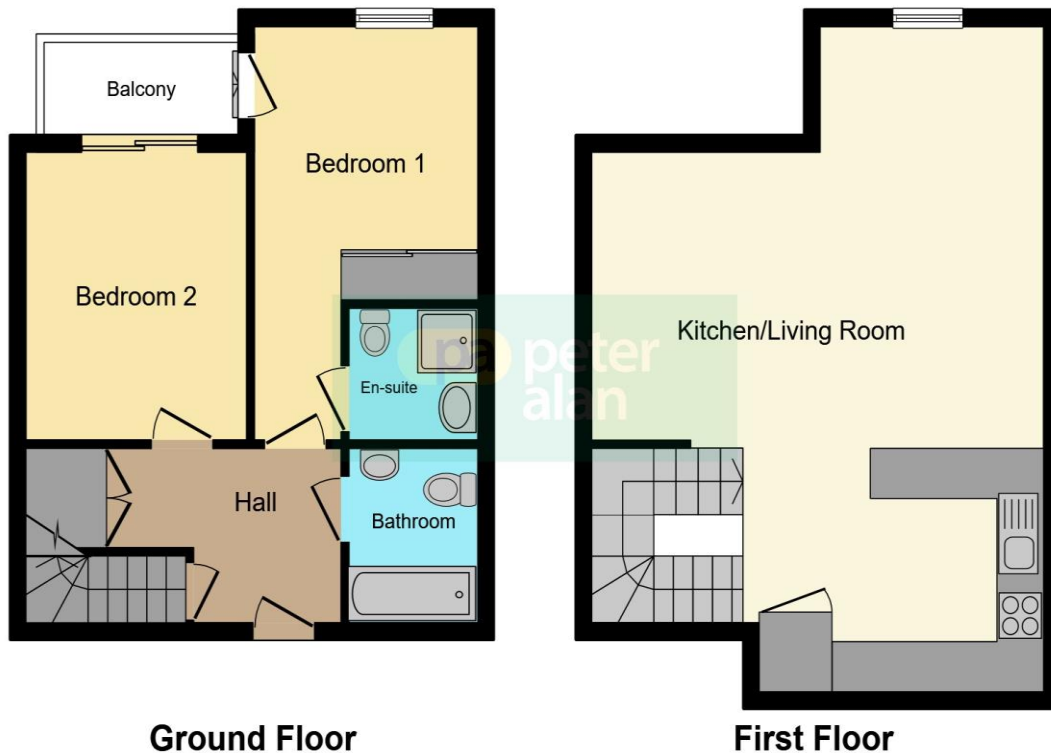
Kitchen

Fitted with a matching range of base and eye level units and work top over and breakfast bar, integrated oven, microwave oven, induction hob and hood, under counter sink with instant hot water mixer tap, integrated dish washer and integrated fridge freezer.

Outside

To the rear there is a decked balcony seating area over looking River Tawe and Swansea City stadium. There are 2 allocated parking spaces, one under cover space and one external space.

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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