

29 Courtlands Way, Ravenhill, Swansea SA5 5DQ

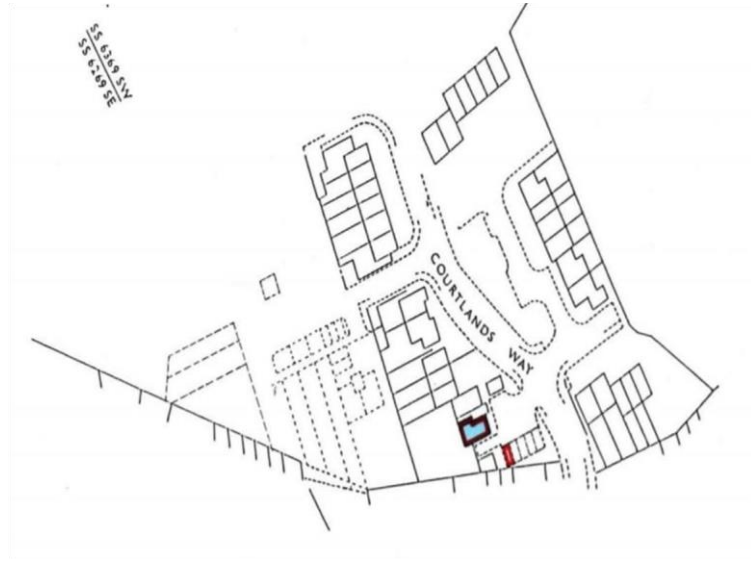
Private Treaty £82,500 Leasehold

FOR SALE | AR WERTH

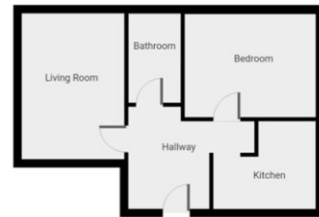


## Description

**\*\*Investment opportunity\*\*** One bedroom first floor leasehold apartment situated in Courtlands Way, Ravenhill, Swansea. Well positioned with easy access to the M4 and approximately three miles from Swansea City centre. The property comprises of a hallway, living room, kitchen, bedroom and bathroom with shower over bath. Externally there is off road parking for one vehicle to the fore. Gas central heating. Council tax band "A". The property is currently let out, generating a rental income of £485 per calendar month. A monthly service charge of approximately £75 applies which includes ground rent, maintenance and insurance. Please see our virtual tour for a full insight to what this property has to offer. Please contact us on 01267231394 / [info@swiftpropertyservices.co.uk](mailto:info@swiftpropertyservices.co.uk) to arrange an appointment.



Score	Energy rating	Current	Pot
92+	A		
81-91	B		
69-80	C	75   c	77
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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## Rooms & Descriptions

Entrance: Access to fore via a ground floor communal entrance. Stairs lead up to the first floor where the entrance to the flat is situated to the left.

First Floor:

Hallway: Access to communal area. Doors to living room, bedroom, bathroom and kitchen. Wood effect laminate flooring.

Living Room: *3.05m ( 10'1" ) x 4.37m ( 14'5" )*  
Door to hall. Double glazed window to fore. Wood effect laminate flooring. Radiator. Dado rail. Coved ceilings.

Bedroom: *3.19m ( 10'6" ) x 3.09m ( 10'2" )*  
Door to hall. uPVC double glazed window to rear. Radiator. Carpeted floor. Airing cupboard.

Bathroom: *1.55m ( 5'2" ) x 2.67m ( 8'10" )*  
Door to hall. Double glazed window to side elevation. Electric shower over bath. WC. Wash hand basin. Wood effect flooring. Part tiled walls.

Kitchen: *3.04m ( 10'0" ) x 2.19m ( 7'3" )* Door to hall. uPVC double glazed window to rear. Range of base and wall units. Space for fridge freezer. Plumbing for a washing machine. Part tiled walls. Stainless steel sink and drainer. "Ferrolli" gas fired boiler. Cupboard.

Externally: Off road parking for one vehicle to the fore.

Service Charge: A monthly service charge of approximately £75 applies which includes ground rent, maintenance and insurance.

Tenure: Leasehold - 999 years from 24 August 1990

Rental Terms: The property is currently let out, generating a rental income of £485 per calendar month.

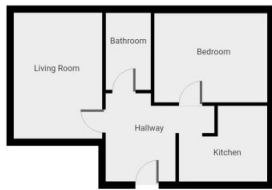
Services: Mains gas, electricity, water and drainage.

EPC: C / 75

Council Tax: Band A - Local authority - City and County of Swansea.

Viewings / Enquiries: Please contact Swift Property Services on 01267231394 / [info@swiftpropertyservices.co.uk](mailto:info@swiftpropertyservices.co.uk)

## Floor Plan



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## Property Features

- \* **Investment Opportunity**
- \* **Leasehold**
- \* **First Floor Apartment**
- \* **Gas central heating**

## EPC Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>75</b>	<b>77</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

PLEASE NOTE -These property details in no way constitute an offer of contract. Floor plans, virtual tours and measurements are approximate and buyers should satisfy themselves on all aspects of size, layout, condition, access and planning matters. No services or appliances have been tested by Swift Property Services and it would be the responsibility of the purchaser to do so. Photographs may have been taken with a camera using a wide angle lens. Photographs may depict items which are not included in the sale of the property. Swift Property Services is the trading name of Swift Relocations Ltd - Company reg: 7283983