

Langland

14 Langland Bay Manor, Langland Bay Road, Swansea, Wales SA3 4QH

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 1st January 2007 (thus having approximately 117 years unexpired) at a current ground rent of £330 per annum.

Location

The property is situated on Langland Bay Road, close to its junction with Brynfield Road. Langland Bay Road in turn leads on to Rotherlade Road in The Mumbles. The coast at Langland Bay is to the south and Langland Bay Golf Club is to the west. Local amenities are available. Swansea city centre is approximately 5.7 miles north-east, providing an extensive range of shops and other facilities.

Description

The property comprises a semi-detached house arranged over ground and two upper floors beneath a pitched roof situated within the gated grounds of the Langland Bay Manor. The property benefits from communal gardens and a designated parking space. There is also ample visitor parking. We understand from the Seller that for the past 6 years, the property has successfully been let as a luxury holiday home.

A Leasehold Four Bedroom Semi-Detached House

Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:

Ground Floor – Reception Room, Open Plan Kitchen/Dining Room

First Floor – Two Bedrooms and Bathroom

Second Floor – Two Bedrooms and Shower Room



Entrance to Lot 237

Seller's Solicitor

Lambert Pugh Solicitors (Ref: J. Lambert).

Tel: 01603 462796.

Email: jlambert@lambertpugh.co.uk

Vacant Possession

To View

The property will be open for viewing on Tuesday 13th, Friday 16th and Tuesday 20th October only between 10.00 – 10.30 a.m. These are open viewing times with no need to register. (Ref: LK).



Front Elevation of Langland Bay Manor House

VACANT – Leasehold House

Swansea

8 Overland Road, Newton, Wales SA3 4LS

Tenure

Freehold.

Location

The property is situated on the south side of Overland Road, which leads onto Langland Road (B4593). Local amenities and shopping facilities can be located 0.5 miles to the north-east in the village of The Mumbles, including Oystermouth Castle. Local schools and colleges are within a three-mile radius of the property, including Bishopston Comprehensive School 2.5 miles to the south-west and Oystermouth Primary School 0.4 miles to the north.

Description

The property comprises a semi-detached building comprising two self-contained flats arranged over ground and first floors beneath a pitched roof. The property benefits from a rear garden and a parking space for each flat.

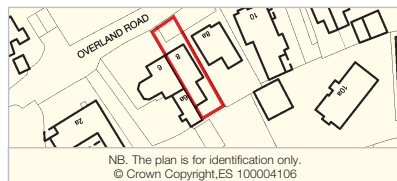
A Freehold Semi-Detached Building internally arranged to provide One Self-Contained Flat and One Self-Contained Maisonette. Flat Vacant, Maisonette subject to an Assured Shorthold Tenancy

Accommodation and Tenancies

Flat 2 was not internally inspected by Allsop. The following information was supplied by the Vendor. A schedule of Accommodation and Tenancies is set out opposite.

To View

The property will be open for viewing on Tuesday 13th, Friday 16th and Tuesday 20th October only between 10.45 – 11.15 a.m. These are open viewing times with no need to register. (Ref: LK).



NB. The plan is for identification only.
© Crown Copyright, ES 100004106

Seller's Solicitor

Messrs Lambert Pugh Solicitors (Ref: JL).

Tel: 01603 462796.

Email: jlambert@lambertpugh.co.uk

**Current Rent Reserved
£6,600 per annum
(equivalent)
One Flat Vacant**

**PART INVESTMENT/
VACANT –
Freehold Building**



Flat	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
1	Ground	Reception Room, Bedroom, Kitchen, Bathroom/WC	Vacant	–
2	First & Second Floor	Reception Room, Three Bedrooms, Kitchen, Two Bathrooms	Subject to an Assured Shorthold Tenancy for a term of 6 months from 6th June 2015	£6,600 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.