



**Princess Lofts 6 Princess Way**  
, Swansea, SA1 3LW  
£700 PCM



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, Swansea, SA1 3LW**

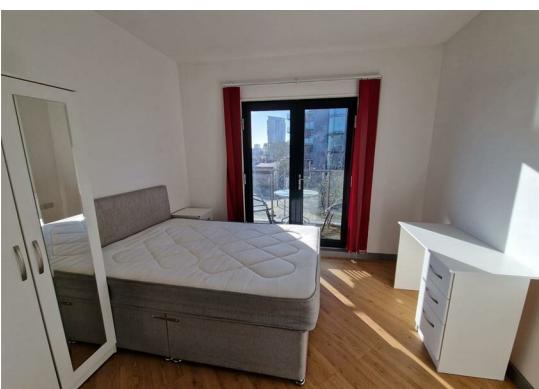
A FURNISHED CITY CENTRE UPPER FLOOR STUDIO APARTMENT with the ELECTRIC AND WATER CHARGES INCLUDED IN THE RENT.

This City Centre Studio Apartment is in an excellent location for access to City Centre Shops and Restaurants, The Leisure Centre and Public Transport Services to Swansea University Bay Campus and Swansea University Singleton Campus. As a Studio Apartment there is one living space with a Double Bed and a Kitchen Area which includes an Integrated Oven and Hob and a Fridge with Ice Box. The living space opens onto a decked Balcony with views. In addition there is a Separate Shower Room with Wash Hand Basin and WC. Additional benefits include access to a shared Laundry Room which is also included in the rent. Please note that Council Tax, WI-FI and the TV Licence are not included.

AVAILABLE FOR VIEWINGS AND FOR APPOINTMENTS PLEASE CALL SMITHS LETTINGS.  
SINGLE OCCUPANCY ONLY  
COUNCIL TAX BAND B

**Lounge/Bedroom/Kitchen Area**  
23'7" x 10'9" (7.205 x 3.289)

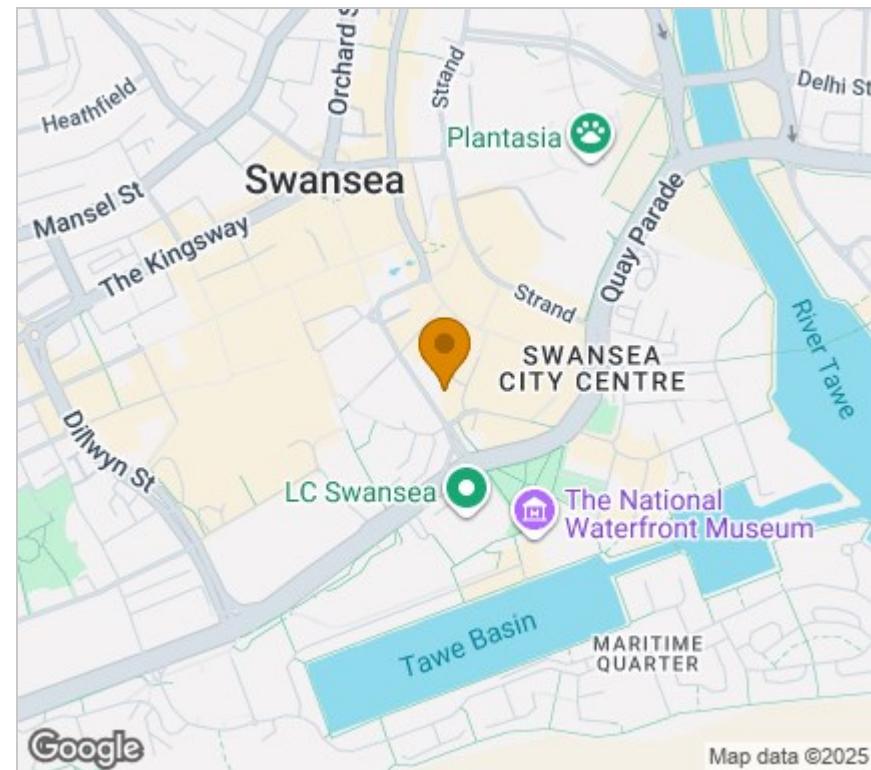
**Shower Room**  
4'8" x 3'5" (1.444 x 1.051)



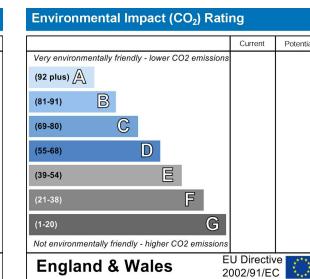
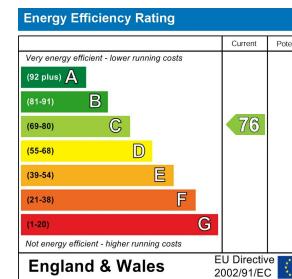


## Floor Plan

## Area Map



## Energy Efficiency Graph



## Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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