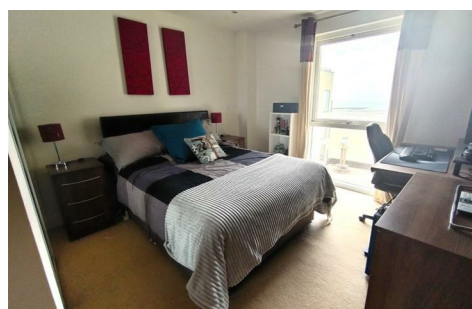




## 86 Meridian Bay, Trawler Road

Maritime Quarter, Swansea, SA1 1PL

**£129,950**



## FULL DESCRIPTION

### ENTRANCE

Stairs and lift access to 4th floor

### HALLWAY

### LOUNGE DINER TO KITCHEN

20'2" x 12'1" ( narrow to 7'10") (6.16m x 3.70m ( narrow to 2.40))

### BEDROOM

10'5" x 10'2" (3.20m x 3.11m)

### BATHROOM

6'9" x 5'6" (2.07m x 1.70m)

### TENURE LEASEHOLD

Lease term 150 years (less 3 days) from and including 25 December 2007

Service Charges £2442.03 PA

Ground rent £200 PA

Council tax band E

EPC-B

### UTILITIES

Electric-TBC

Gas- No gas

Water- Welsh Water

You are advised to refer to Ofcom checker for mobile signal and coverage.

### FURTHER INFORMATION

The development does not allow pets.

This is no EWS1 Certificate for this property.

Cash Buyers Only.

### COUNCIL TAX BAND E

## AREA MAP

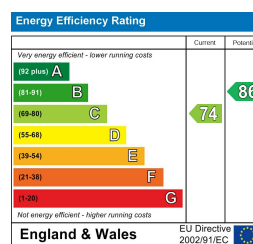


## FLOOR PLANS

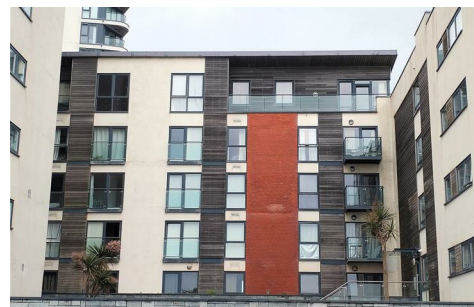
GROUND FLOOR



## EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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