

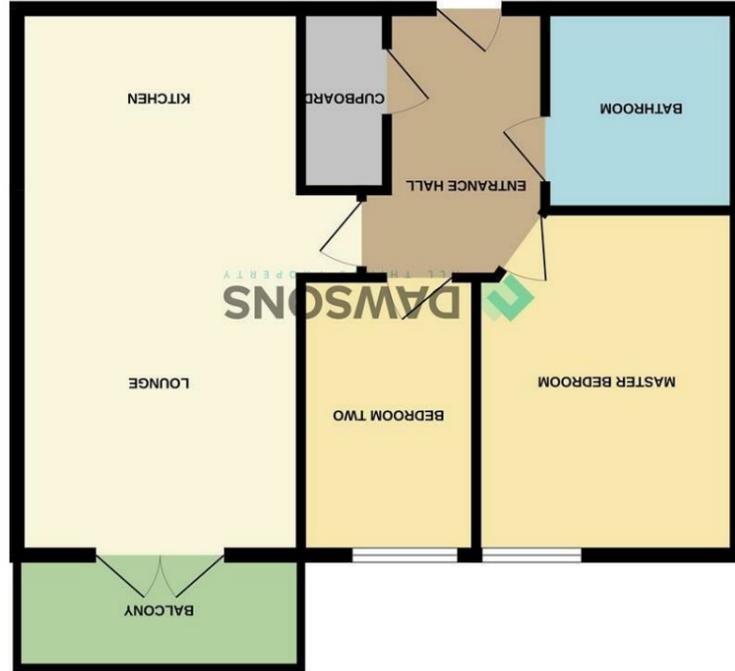
EPC



AREA MAP

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.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, rooms and fixtures are not guaranteed to be exact and should be used as a guide only. The floorplan and photographs are not intended to be used as a contract or a statement of fact. The floorplan and photographs are not intended to be used as a contract or a statement of fact. The floorplan and photographs are not intended to be used as a contract or a statement of fact.



FLOOR PLAN



409 Mariners Court, Lamberts Road
 Marina, Swansea, SA1 8QW
 Asking Price £37,000



GENERAL INFORMATION

* OWNERS ARE REQUIRED TO BE OVER 55 *

SHARED OWNERSHIP Welcome to Mariners Court, a charming fourth floor retirement apartment located in the heart of Swansea. This delightful property boasts 1 reception room, kitchen, 2 bedrooms, and a modern bathroom. As you step into this beautifully decorated apartment, you are greeted by a warm and inviting atmosphere. The living room is perfect for relaxing or entertaining guests, and the balcony offers a tranquil spot to unwind and enjoy the maritime scenery. Situated close to local amenities, you'll find everything you need just a stone's throw away. The SA1 Waterfront and Maritime Quarter are within walking distance, offering a variety of dining and leisure options for you to explore. Don't miss this opportunity to own a retirement apartment that combines comfort, convenience, and community living. Embrace the peaceful lifestyle that Mariners Court has to offer.

The property is offered on a 20% ownership, more percentage can be purchased via Coastal Housing Association.

EPC - TBC
Council Tax Band - D
Tenure - Leasehold. 125 year From 1 April 2008 108 years remaining. 24/06/2010 - 01/04/2133.

FULL DESCRIPTION

ENTRANCE

Via communal foyer to lift and stairs. The property is situated on the 4th floor.

HALLWAY

Intercom. Cupboard housing hot water tank, shelving and rail.

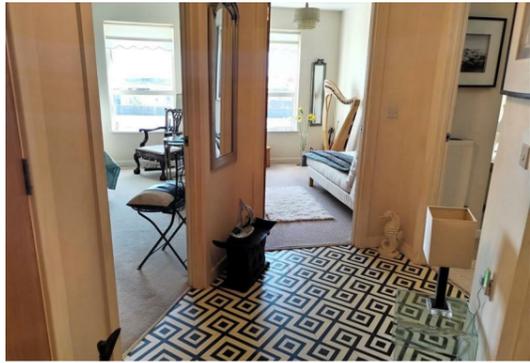
LOUNGE OPEN PLAN TO KITCHEN

21'3" x 11'1" (6.5m x 3.4m)

Double glazed French doors leading to the balcony with water views. TV and telephone points. Two GCH radiators.

KITCHEN

Range of wood effect wall, base and drawer units with complimentary worktop over. Space for washing machine. Integrated fridge freezer. Four ring ceramic hob with stainless steel and glass extractor hood. Sink with drainer and mixer tap. Eye level stainless steel oven.



BATHROOM

White suite comprising WC, pedestal wash hand basin and bath with shower over and shower screen. Shaver point. GCH radiator.

BEDROOM ONE

15'3" x 10'2" (4.66m x 3.11m)
Fitted wardrobes with sliding doors. TV and telephone points. Gch radiator. Double glazed window to courtyard with views towards the Marina.

BEDROOM TWO

10'4" x 6'11" (3.16m x 2.11m)
Double glazed window to courtyard with water views. GCH radiator. Telephone point.

EXTERNAL

Secure underground parking. Communal EV Charging point in courtyard parking area along with visitors spaces. The property benefits from a storage bunker in the basement.

TENURE

Leasehold
Lease term 125 years
Ground rent £36.14 pcm inc building insurance
Service Charge £179.80 pcm inc hot water and heating
Rent £540.58 pcm

COUNCIL TAX BAND D

UTILITES

Electricity - EON
Gas - heating included in with service charge
Water - hot water included in with service charge
You are advised to refer to Ofcom checker for mobile signal and coverage.

FURTHER INFORMATION

The development is for over 55 years of age only and no rentals are allowed. More percentage can be bought from Coastal Housing.

