



## 98 St Christophers Court

Marina, Swansea, SA1 1UD

**£167,000**



## FULL DESCRIPTION

### ENTRANCE

First floor. Stairs to all floors. No lift.

### HALLWAY

Electric heater. Intercom. Door to cupboard housing shelving and hot water tank.

### LOUNGE DINER

17'7" x 10'9" (5.36 x 3.28)

Double glazed French door leading to a Juliet balcony and double glazed window with partial views of the Marina basin. TV and telephone points. Two electric radiators.

Archway to;

### KITCHEN

11'0" x 8'4" (3.35 x 2.54)

Range of wood effect wall, base and drawer units with brown flecked worktop. Stainless steel single eye level oven with grill. Four ring electric hob with glass splash back and stainless steel chimney hood extractor fan. Stainless steel one and a half bowl sink with drainer and mixer tap. Space for fridge freezer and washing machine. Double glazed window with marina views. Tiled floor.

### MASTER BEDROOM

10'6" x 9'1" (3.20 x 2.77)

Double glazed French door leading to a Juliet balcony with courtyard view. Electric heater TV and telephone points. Door to ensuite.

### ENSUITE

White bathroom suite comprising W.C., wall mounted wash hand basin and step in shower. Tiled walls. Shaver point.

### BEDROOM TWO

12'2" x 8'2" (3.71 x 2.49)

Double glazed window with courtyard views. Electric heater. TV and telephone points.

### BATHROOM

7'1" x 6'4" (2.16 x 1.93)

White suite comprising WC, pedestal wash hand basin and bath with hand-held shower. Half height tiling to some walls. Tiled floor. Shaver point. Chrome heated towel rail.

### EXTERNAL

Allocated surface parking space.

### LEASEHOLD

Leasehold

Lease term 125 years from 1 February 2005

Service charges TBC pa

Ground rent £100 Per annum

### COUNCIL TAX BAND E

### UTILITIES

We have been advised that the property services are currently;

Electricity -

Water- included in the service charge.

No gas in the property.

### FURTHER INFORMATION

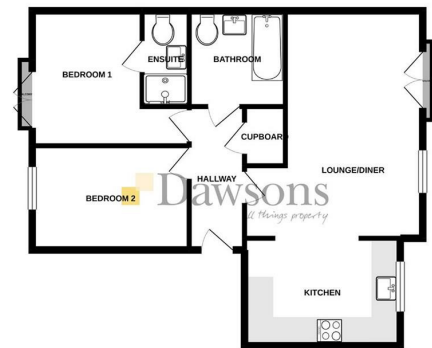
The management company advises that they do allow pets, a pet consent form will need to be filled in prior to completion ( there is a charge for this).

## AREA MAP



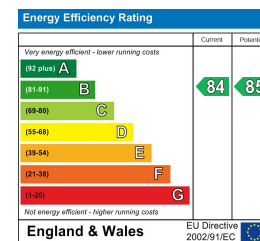
## FLOOR PLANS

GROUND FLOOR



Information provided has been made by a surveyor who has carried out a visual inspection of the property and has not carried out any other form of investigation. The information is provided for general information only and should not be relied upon for any specific purpose. The information is provided on the basis that it is correct and complete. The information is provided for the use of the client and should not be used for any other purpose. The information is provided for the use of the client and should not be used for any other purpose.

## EPC



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