



86 St. Christophers Court

Marina, Swansea, SA1 1UD

Price Guide £159,950



Entrance via communal door. Ground floor.

Electric heater. Intercom. Cupboard housing hot water tank.

10'8" x 9'1" (3.27 x 2.78)

Double glazed window to courtyard. Electric heater. TV point.

12'2" x 8'2" (3.72 x 2.506)

Double glazed French doors to courtyard with Juliet balcony. TV point. Electric heater. Door to:

White suite comprising WC, wall mounted wash hand basin and step in shower. Full tiling to all walls. Tiled floor.

7'0" x 6'4" (2.158 x 1.95)

White suite comprising bath with shower over, pedestal wash hand basin and WC. Heated towel rail. Full tiled walls and floor.

17'9" x 13'11" (5.416 x 4.255)

Double glazed window and French doors with juliet balcony with partial Marina views. TV and telephone points. Two electric heaters.

Arch to:

11'0" x 8'7" (3.357 x 2.625)

Range of wood effect wall, base and drawer units with complimentary work top over. Space for washing machine and fridge freezer. Electric hob with stainless steel splash back and extractor hood above. Stainless steel single oven. Stainless steel one and half bowl sink with drainer and mixer tap. Double glazed window.

Leasehold

Lease term 125 years from 2005

Service charge £1800 approx pa. water is included in the service charge.

Ground rent £100 pa

Electric - Yes

Gas - No

Water - included in the service charge

Broadband - currently organised via the tenant

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

Allocate parking space plus first come first serve visitor spaces.

COUNCIL TAX BAND - E

FURTHER INFORMATION

No holiday lets.

GROUND FLOOR

2. OSD 2. DATA

While every attempt has been made to ensure the accuracy of the figures contained here, measurement of direct, indirect, and any other items are approximate and no responsibility is taken for any omission or misstatement. This plan is for illustrative purposes only and should be used as nothing as prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their capacity or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC

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