



86 St. Christophers Court

Marina, Swansea, SA1 1UD

Price Guide £159,950















FULL DESCRIPTION

ENTRANCE

Entrance via communal door. Ground floor.

HALLWAY

Electric heater. Intercom. Cupboard housing hot water tank.

BEDROOM TWO

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

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

BEDROOM ONE

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;

FNSHITE

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

BATHROOM

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.

LOUNGE/DINER

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;

KITCHEN

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.

TENURE

Leasehold

Lease term 125 years from 2005

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

Ground rent £100 pa

UTILITIES

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.

PARKING

Allocate parking space plus first come first serve visitor spaces.

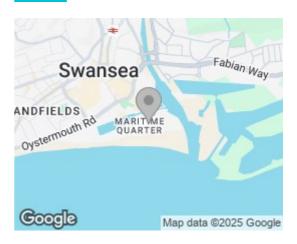
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COUNCIL TAX BAND - E

FURTHER INFORMATION

No holiday lets.

AREA MAP



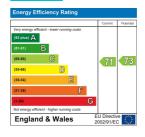
FLOOR PLANS

GROUND FLOOR



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