



## 25 Cork House, Mannheim Quay

Marina, Swansea, SA1 1RT

**Price Guide £135,000**



## FULL DESCRIPTION

### ENTRANCE

Communal door to apartment.

### HALLWAY

Intercom. Electric heater. Consumer unit. Door to cupboard housing hot water tank.

### BEDROOM TWO

11'4" x 6'11" (3.47 x 2.13)

Double glazed window to courtyard. Electric heater.

### BEDROOM ONE

11'4" x 9'11" (3.46 x 3.03)

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

### BATHROOM

6'7" x 6'0" (2.02 x 1.85)

White suite comprising Wc, wash hand basin recessed into a vanity unit, bath with hand held shower. Newly tiled walls. Tiled floor. Wall mounted heater.

### KITCHEN

8'10" x 7'9" (2.70 x 2.37)

Range of wood effect units with complimentary worktop over and tiled splash back above. Space for washing machine and fridge. Electric oven. Four ring ceramic hot with stainless steel chimney hood extractor fan. Stainless steel sink with drainer and mixer tap. Double glazed window.

### LOUNGE DINER

20'5" x 13'4" (6.24 x 4.08)

Double glazed window and French door to Juliet balcony. Two electric heaters. Telephone point.

### EXTERNAL

The property does not come with allocated parking but a permit is available for on road parking via the council.

### TENURE

Leasehold

Lease term 125 years, 93 years remaining

Service Charge £2,000 pa approx

Ground rent £100 pa

### UTILITIES

Electric - Octopus

Gas - No

Water - Welsh water

Broadband -

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

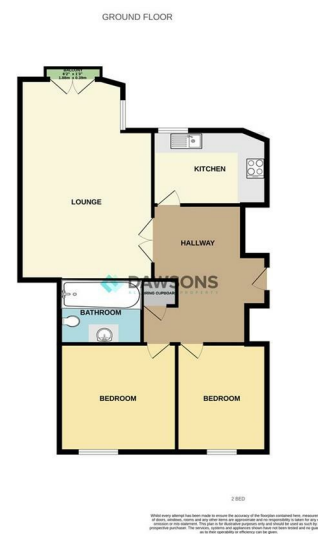
### COUNCIL TAX BAND E

### FURTHER INFORMATION

## AREA MAP



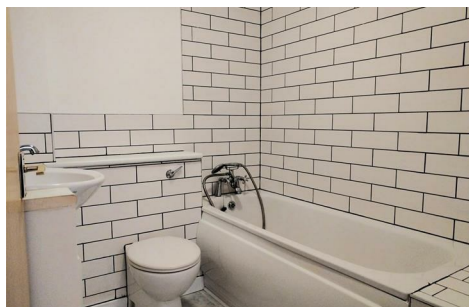
## FLOOR PLANS



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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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