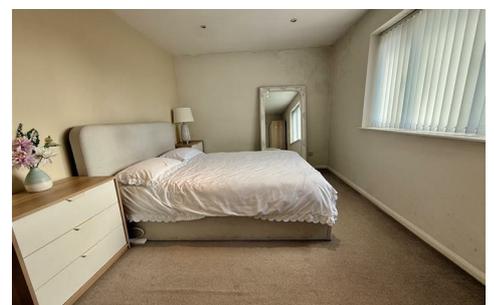




156 Ambassador House

Marina, Swansea, SA1 1XZ

Asking Price £169,950



FULL DESCRIPTION

ENTRANCE

Via communal hallway, stairs to top floor apartment. Door into;

HALLWAY

Laminate wood effect flooring. Phone entry system. Door to cupboard housing hot water tank. Access to loft hatch. Ceiling spot lights.

BEDROOM TWO

11'3" x 11'1" (3.44 x 3.38)

uPVC double glazed windows to rear and side. Electric radiator. Ceiling spotlights.

BATHROOM

Tiled floor to ceiling. Bath with shower over and glass screen. Low level WC. Sink set in vanity unit. Heated Towel Rail.

BEDROOM ONE

14'5" x 9'10" (4.40 x 3.02)

uPVC double glazed window to side. Ceiling spotlights. Radiator.

OPEN PLAN LIVING / DINER AND KITCHEN

21'6" x 14'7" max (6.56 x 4.46 max)

uPVC double glazed windows to front and side. French door to sit out balcony with panoramic views over the Marina. Laminate wood effect flooring. TV point. Ceiling spotlights.

KITCHEN

11'6" x 7'11" (3.52 x 2.43)

Fitted with a range of wall base and draw units with complementary work surface over. Four ring electric hob and oven with extractor fan over. Tiled splash back. Single bowl sink with mixer tap. Integrated fridge/freezer. Integrated Dishwasher and Washer Dryer. uPVC window to front.

PARKING

Parking for one car. Allocated car park space underground.

TENURE

LEASEHOLD

Lease Term 125years from 1986 with 84 Years remaining.

Service charge - £2,210.13 pa

Ground rent - Peppercorn .

UTILITIES

Electric - Yes

Gas - No

Water - Welsh Water

Broadband - Yes - Talk Talk

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

FURTHER INFORMATION

We have been informed that holiday lets are not allowed.

We have been informed that the management company does allow pets, permission is required at a charge.

COUNCIL TAX BAND - E

EPC RATING - E

AREA MAP



FLOOR PLANS

GROUND FLOOR



When using digital floor plans please be aware that the accuracy of the floor plan dimensions, measurements and area calculations is not guaranteed. The floor plan is provided for information only and is not intended to be used as a legal document. For more information please contact the agent.

EPC

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	80
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



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