



## 35 Cork House, Mannheim Quay

Marina, Swansea, SA1 1RT

Asking Price £155,000



## FULL DESCRIPTION

### ENTRANCE

Communal entrance with lift access to all floors and steps to the underground parking.

The apartment is situated on the top floor.

### HALLWAY

### BEDROOM TWO

7'05 x 11'42 (2.26m x 3.35m)

Double glazed window to courtyard. Electric heater. Velux window.

### MASTER BEDROOM

10'02 x 11'40 (3.10m x 3.35m)

Double glazed window to courtyard. Fitted wardrobe.

### SHOWER ROOM

Three piece suite with corner walk in shower cubicle. Low level WC. Pedestal wash hand basin. Extractor fan. Tiled walls, vinyl flooring.

### LOUNGE DINER

20'83 x 13'42 (6.10m x 3.96m)

French doors to balcony to front with Panoramic views of the Marina. Laminate wood effect flooring. Electric radiator.

### KITCHEN

7'92 x 9'36 (2.13m x 2.74m)

Double glazed window to front. A range of wall, base and draw units with work surface over. Sink with mixer tap. Tiled splash back. Integrated oven with extractor fan over. Space for washing machine, dishwasher and fridge freezer.

### EXTERNAL

Allocated underground parking space.

### TENURE

Lease term 125 years from 1993

Service Charge £2455.04pa

Ground Rent £100pa

### COUNCIL TAX BAND E

## 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	
(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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