



## 215 Mariners Court, Lamberts Road

Marina, Swansea, SA1 8QW

**Asking Price £160,000**



Communal entrance offering a seating area and library.  
Second floor. Lift access.

Wall mounted video intercom system. Gas central heating. Radiator. Door to storage cupboard housing hot water tank. Electric consumer unit and light.

Double glazed French doors leading to the balcony. Gas central heating. Radiator. TV & telephone points. Carpet. Open plan to;

Range of wood effect wall, base and drawer units, with black work top and tiled splash back above. Stainless steel sink with drainer and mixer tap. Stainless steel eye level single fan oven with integrated grill. Four ring halogen hob with stainless steel chimney hood extractor fan. Vinyl floor.

6'11" x 6'10" (2.11 x 2.10)  
Double glazed window with views over the balcony. Gas central heating. Radiator. Telephone point.  
Carpet.

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Three piece white suite comprising WC, pedestal wash hand basin with bath and shower over. Half tiled walls. Gas central heating radiator. Shaver point.

Communal EV Charging point in courtyard parking area along with visitors spaces.

LEASEHOLD  
Lease term - 125 Years from 2008 108 Years remaining.  
Ground rent - £36.14 PM  
Service charge - £88.50 PM inc heating and hot water

## EPC - TBC

Electric - Yes  
Gas - Yes Communal  
Water - Welsh Water  
Broadband - No -

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

100% Owned.  
Over 55 years of age.  
Owner occupier only, no rentals allowed.



SECOND FLOOR  
598 sq.ft. (55.6 sq.m.) approx.

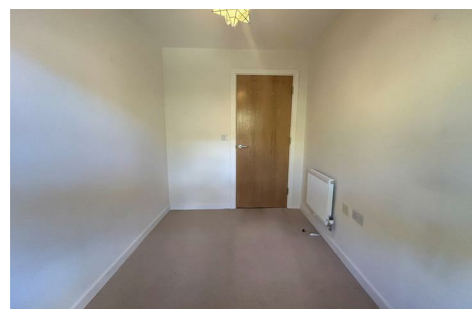


Energy Efficiency Rating		Current	Potential
<b>Very energy efficient - lower running costs</b> (82 plus) <b>A</b> (81-91) <b>B</b> (89-90) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>			
<b>Not energy efficient - higher running costs</b>			

**England & Wales**

EU Directive 2002/91/EC

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