



215 Mariners Court, Lamberts Road Marina, Swansea, SA1 8QW

Asking Price £160,000



FULL DESCRIPTION

ENTRANCE

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

HALLWAY

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

LOUNGE DINER OPEN TO KITCHEN

21'6" max x 11'8" max (6.57 max x 3.58 max)

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

KITCHEN

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.

BEDROOM TWO

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.

BEDROOM ONE

15'2" x 10'2" (4.64 x 3.11)

Double glazed window with views over the balcony. Gas central heating. Radiator. Telephone point. Carpet.

BATHROOM

7'6" x 5'10" (2.30 x 1.80)

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

PARKING

Allocated underground parking space.

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

TENURE

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

COUNCIL TAX BAND D

EPC - TBC

UTILITIES

Electric - Yes

Gas - Yes Communal

Water - Welsh Water

Broadband - No -

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

FURTHER INFORMATION

100% Owned.

Over 55 years of age.

Owner occupier only, no rentals allowed.

AREA MAP



FLOOR PLANS

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



EPC

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

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