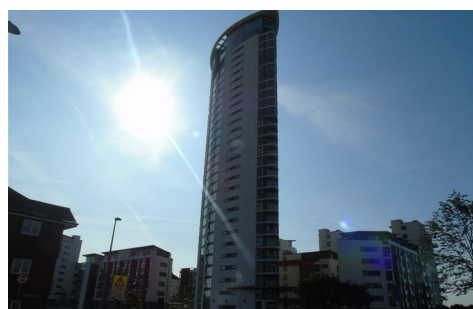
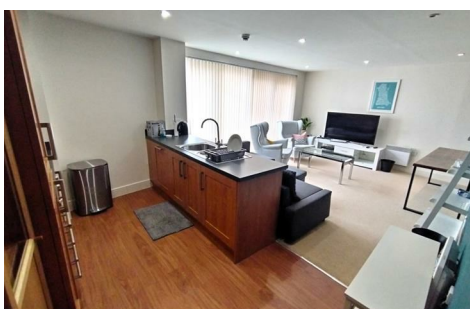




18 Meridian Tower

Marina, Swansea, SA1 1JN

Reduced To £119,950



FULL DESCRIPTION

ENTRANCE

Third floor apartment. Lift access.

Enter via hardwood door into:

HALLWAY

Wall mounted electric heater. Intercom system. Storage cupboard housing hot water tank, consumer unit and water guard.

OPEN PLAN LOUNGE DINER INTO KITCHEN

22'06" x 13'05" (6.86 x 4.09)

LOUNGE DINER

Recessed down lighters. Double-glazed floor to ceiling windows and tilt and slide patio door. TV and 'Sky' plus points. Telephone point. Wall mounted electric radiator.

KITCHEN

A range of wood effect wall, base and drawer units with complimentary work top. Under pelmet lights. 'Camaro' flooring. Integrated fridge/freezer, dish washer and washer/dryer. Stainless steel 1½ bowl sink. Stainless steel single oven. Four ring electric hob. Stainless steel and glass chimney hood.

BEDROOM

13'05" (max) x 11'06" (max) (4.09 (max) x 3.51 (max))

Recessed down lighters. Fitted double wardrobes with sliding mirrored doors. TV and Telephone points. Wall mounted electric heater. Double-glazed window.

BATHROOM

Three piece white bathroom suite comprising W.C., pedestal wash hand basin and bath with a shower over and shower screen. 'Camaro' flooring. Half height tiling behind W.C., wash hand basin and full height tiling to bath area. Ceiling mounted extractor fan. Chrome heated towel rail. Shaver point.

LEASEHOLD

Lease term 150 years (less 3 days) from and including 25 December 2007

Service Charges £2,442.03 PA

Ground rent £200 PA

COUNCIL TAX BAND E

UTILITIES

Electric – Yes - Octopus Energy

Gas - No

Water – Yes - Welsh Water

Broadband – No

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

FURTHER INFORMATION

NB "Owner already paid around £11,000 upon the request of the Meridian Tower management company, which represents owner's share for upgrading the fire/safety of the tower building in order to meet government new fire/ safety regulations and to subsequently obtain ESW1 certificate. i.e. the new candidate buyer will be relieved from such future payment burden".

The development does not allow pets.

Cash Buyers Only.

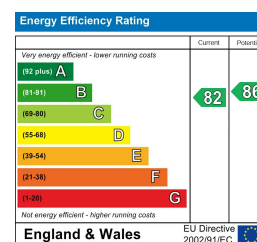
Total floor Area - 52 Square Metres.

AREA MAP



FLOOR PLANS

EPC



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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