



67 St. Christophers Court

Marina, Swansea, SA1 1UA

£190,000



FULL DESCRIPTION

ENTRANCE

First floor.
Stair access, no lift.

HALLWAY

Electric radiator. Intercom. Door to storage cupboard. Door to cupboard housing hot water tank.

BEDROOM TWO

12'00" x 8'04" (3.66m x 2.54m)
Double-glazed window with courtyard views. Electric radiator. TV and telephone points.

MASTER BEDROOM

10'06" x 9'08" (3.20m x 2.95m)
Double-glazed window with courtyard view. TV and telephone points. Electric radiator. Door to:-

ENSUITE

White bathroom suite comprising W.C., pedestal wash hand basin and step in shower. Skimmed ceiling with ceiling light and extractor fan. Tiled walls. Shaver point. Double-glazed obscure window.

BATHROOM

White bathroom suite comprising W.C., wash hand basin recessed into a vanity unit and storage cupboard. Skimmed ceiling with ceiling light and extractor fan. Tiled walls. Wall mounted mirror. Double-glazed obscure window. Vendor advises, the pipe work is still in place if you wish to reinstall the bath.

LOUNGE DINER

17'07" x 11'00" min (5.36m x 3.35m min)
Double-glazed window and double-glazed French door leading to a decked sit out sun balcony enjoying views of Mumbles and Swansea Bay. TV, telephone and Sky points. Electric radiator.

KITCHEN

11'00" x 8'07" (3.35m x 2.62m)
Range of cream wall, base and drawer units with brown flecked worktop. Integrated fridge/freezer and washing machine. Stainless steel double oven. Four ring electric hob with stainless steel chimney hood extractor fan. Stainless steel sink with drainer and mixer tap. Double-glazed window.

EXTERNAL

Allocated surface parking space.

TENURE

Lease term 125 years from 1 February 2005
Service charge £1800 inc water
Service charge review: January 31st 2025
Ground rent £50 per half year
Ground Rent review date is 2029 and every 21 years after that

UTILITIES

Electricity - Octopus
Gas - no
Water - included in service charge
Broadband - Yes
You are advised to refer to Ofcom checker for mobile signal and coverage.

COUNCIL TAX BAND E

FURTHER INFORMATION

The development does not allow holiday lets.
The management company allows pets with permission and at a charge.

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	79	79
(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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