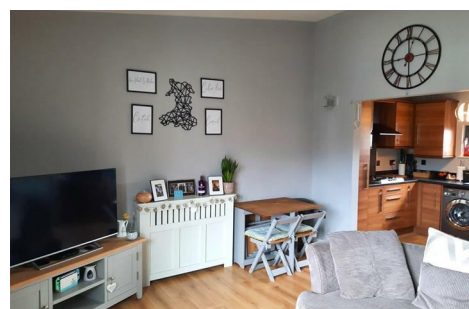




182 St Margarets Court

Marina, Swansea, SA1 1RZ

£184,950



FULL DESCRIPTION

HALLWAY

Intercom. Thermostat control for heating. Gas central heating radiator. Door to cupboard housing hot water tank and shelving.

MASTER BEDROOM

11'7" x 9'8" (3.53 x 2.95)

Double glazed window. Vaulted ceiling. Gas central heating radiator. TV and telephone points. Door to en suite.

ENSUITE

White suite comprising WC, pedestal wash hand basin with half height tiling behind and step in shower. Gas central heating radiator. Shaver point.

BEDROOM TWO

12'2" x 8'5" (3.71 x 2.57)

Double glazed window. Vaulted ceiling. TV and telephone points. Gas central heating radiator.

BATHROOM

7'8" x 5'5" (2.34 x 1.65)

White suite comprising WC, pedestal wash hand basin and bath with shower. Half height tiling to all walls. Shaver point. Chrome heated towel radiator.

LOUNGE DINER

17'6" x 13'7" (5.33 x 4.14)

Double glazed french doors leading to a sit out balcony. Two gas central heating radiators. TV and telephone points. Laminate flooring. Arch to;

KITCHEN

9'6" x 7'9" (2.90 x 2.36)

Range of wood effect wall, base and drawer units with black work top. Wall cupboard housing gas central heating boiler. Double glazed window. Black one and half bowl sink with drainer and mixer tap. Stainless steel eye level double oven. Four ring gas hob with glass splash back and stainless steel chimney hood extractor fan. Space for washing machine and fridge freezer.

EXTERNAL

Allocated surface parking space. Visitor parking available with a payable permit.

TENURE

Lease term 125 years from 1 February 2005

Service charge £1400 approx pa

Ground rent £100 pa

UTILITIES

Electric - Octopus Energy

Gas - Octopus Energy

Water - meter

Broadband - TBC

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

COUNCIL TAX BAND E

FURTHER INFORMATION

Visitor parking available with a permit.

No holiday lets allowed.

Pets are allowed with permission and cost via the management company.

AREA MAP



FLOOR PLANS

GROUND FLOOR
647 sq. ft. (60.1 sq. m.) approx.



TOTAL FLOOR AREA: 647 sq. ft. (60.1 sq. m.) approx.
This floor plan is for information only and does not constitute an offer. The actual floor plan may vary slightly from the one shown. The property is sold as seen and the buyer should verify the details of the property before purchase. The property is sold as seen and the buyer should verify the details of the property before purchase. The property is sold as seen and the buyer should verify the details of the property before purchase.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	80	81
(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	

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.



Unit A, Meridian Bay, Swansea, SA1 1PG

T 01792 653100 E sa1sales@dawsonsproperty.co.uk

W dawsonsproperty.co.uk

