



## 165 Ambassador House, Trawler Road

Maritime Quarter, Swansea, SA1 1XZ

Offers Around £170,000



## FULL DESCRIPTION

### GROUND FLOOR

Own Entrance.

### HALLWAY

### BEDROOM TWO

8'11" x 6'11" (2.72 x 2.11 )

### MASTER BEDROOM

11'10" x 8'11" (3.61 x 2.72 )

### LOUNGE DINER

12'7" x 15'3" (3.86 x 4.65 )

### KITCHEN

10'5" x 6'5" (3.18 x 1.96 )

### SHOWER ROOM

### PARKING

Allocated under ground parking space

### TENURE

Leasehold

Lease term 125 years from 24 June 1985

Service Charge £1700

Ground rent Peppercorn

### UTILITIES

Electric - Yes

Gas - No

Water \_ Welsh Water

Broadband - BT

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

### FURTHER INFORMATION

We have been informed that the lease states no holiday lets.

Pets are allowed with consent from the management

## AREA MAP



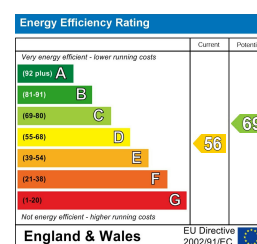
## FLOOR PLANS

GROUND FLOOR



When every energy rating has been made to meet the standards of the Energy Efficiency Rating, the information on this page will be updated to reflect the new rating. The information on this page is for guidance only and should not be relied upon for any other purpose.

## 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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