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DAWSONS
ALL THINGS PROPERTY

86 St. Christophers Court

Marina, Swansea, SA1 1UD

Price Guide £159,950

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FULL DESCRIPTION

ENTRANCE
Entrance via communal door. Ground floor.

HALLWAY
Electric heater. Intercom. Cupboard housing hot water tank.

BEDROOM TWO
10'8" x 9'1" (3.27 x 2.78)
Double glazed window to courtyard. Electric heater. TV point.

BEDROOM ONE
12'2" x 8'2" (3.72 x 2.506)
Double glazed French doors to courtyard with Juliet balcony. TV point. Electric heater. Door to;

ENSUITE
White suite comprising WC, wall mounted wash hand basin and step in shower. Full tiling to all walls. Tiled floor.

BATHROOM
7'0" x 6'4" (2.158 x 1.95)
White suite comprising bath with shower over, pedestal wash hand basin and WC. Heated towel rail. Full tiled walls and floor.

LOUNGE/DINER
17'9" x 13'11" (5.416 x 4.255)
Double glazed window and French doors with juliet balcony with partial Marina views. TV and telephone points. Two electric heaters.
Arch to;

KITCHEN
11'0" x 8'7" (3.357 x 2.625)
Range of wood effect wall, base and drawer units with complimentary work top over. Space for washing machine and fridge freezer. Electric hob with stainless steel splash back and extractor hood above. Stainless steel single oven. Stainless steel one and half bowl sink with drainer and mixer tap. Double glazed window.

TENURE
Leasehold
Lease term 125 years from 2005
Service charge £1800 approx pa, water is included in the service charge.
Ground rent £100 pa

UTILITIES
Electric - Yes
Gas - No
Water - included in the service charge
Broadband - currently organised via the tenant
You are advised to refer to Ofcom checker for mobile signal and coverage.

PARKING
Allocate parking space plus first come first serve visitor spaces.

EPC RATING - C

COUNCIL TAX BAND - E

FURTHER INFORMATION
No holiday lets.

AREA MAP

FLOOR PLANS

GROUND FLOOR

2 BED 2 BATH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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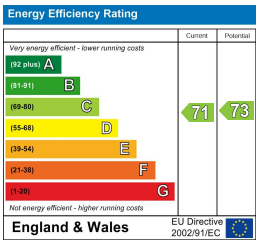
EPC



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