



144 St Margarets Court

Marina, Swansea, SA1 1RZ

£182,000



FULL DESCRIPTION

ENTRANCE

Communal entrance with lift access and stairs to second floor.

HALLWAY

Wood effect flooring, radiator, wall mounted intercom, door to large storage cupboard housing hot water cylinder.

LOUNGE/DINER

20'04" x 17'05" (6.20 x 5.31)

French doors leading to decked balcony offering panoramic views across to Mumbles Head, dining area with window and views, x 3 radiators, wood effect flooring opening into:

KITCHEN

11'04" x 5'09" (3.45 x 1.75)

Modern kitchen with picture window overlooking Mumbles Head, a range of wall and base units, stainless steel double oven, four ring gas hob, splash back and chimney hood, space for fridge freezer, washing machine and dishwasher, cupboard housing combi boiler.

BEDROOM

10'09" x 10'08" (3.28 x 3.25)

French doors with Juliet balcony, radiator, door into:

EN-SUITE

Fitted with a step in shower, W.C, wash hand basin, shaver point, radiator, window.

BATHROOM

6'08" x 6'04" (2.03 x 1.93)

Three piece comprising panelled bath with hand held shower, W.C, wash hand basin, chrome towel rail.

EXTERNALLY

Allocated parking

LEASEHOLD

Leasehold 125 years from 2008

Service charge £1,600 Pa

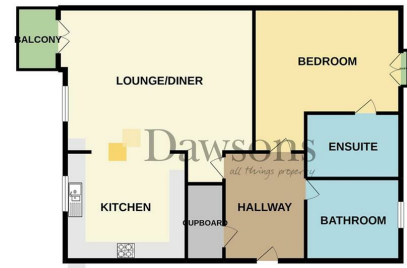
Ground rent £100 Pa

AREA MAP



FLOOR PLANS

GROUND FLOOR
1063 sq.ft. (98.7 sq.m.) approx.

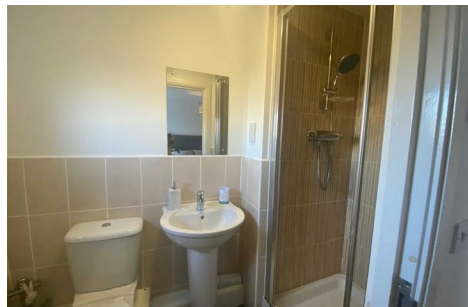
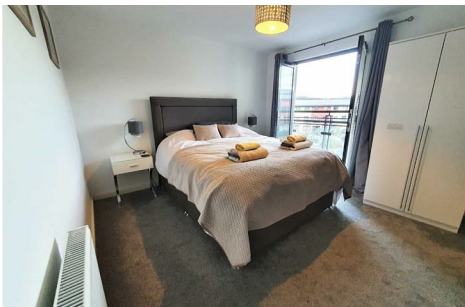


TOTAL FLOOR AREA: 1063 SQ.FT. (98.7 SQ.M.) APPROX.
Measurements are for guidance only and should not be relied upon for legal purposes. Measurements are taken from the internal face of the walls and do not include the thickness of the walls. The actual area may vary slightly from the measurements shown. The measurements are taken from the internal face of the walls and do not include the thickness of the walls. The actual area may vary slightly from the measurements shown.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(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.



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