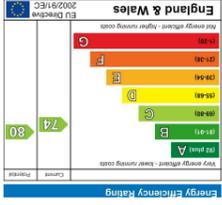




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

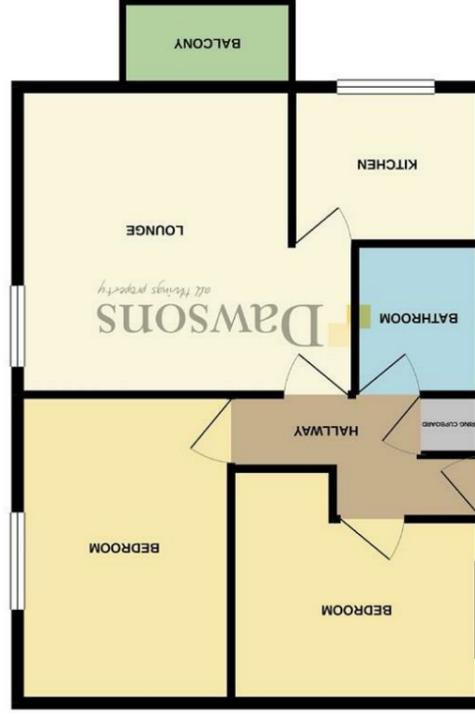
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of rooms, corridors and any other areas are approximate and should be used as a guide only. All dimensions are given in millimetres and rounded to the nearest millimetre. The floor plan is shown as a guide only and does 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.



EPC



AREA MAP



GROUND FLOOR

FLOOR PLAN



152 Ambassador House
 Marina, Swansea, SA1 1XZ
 Asking Price £160,000



GENERAL INFORMATION

Welcome to Ambassador House, a charming apartment located in the picturesque Marina area of Swansea which boasts panoramic Marina views.

The apartment features a lounge diner with access to a sit out balcony providing an inviting space for relaxation and entertaining guests. With two well-proportioned bedrooms, there is ample room for professionals or a small family looking for a comfortable living arrangement.

The Marina area is renowned for its stunning waterfront views and a lively atmosphere, with a variety of shops, restaurants, and recreational activities just a stone's throw away.

Whether you are a first-time buyer or looking to invest in a rental property, this apartment at Ambassador House presents a wonderful opportunity to enjoy the best of Swansea living. With its prime location and well-appointed spaces, it is sure to appeal to a wide range of potential residents. Don't miss the chance to make this lovely apartment your new home.

FULL DESCRIPTION

ENTRANCE

Via communal hall with stairs to first floor.

HALLWAY

Front door into vestibule with door into hallway. Wall mounted telephone entry system. Cupboard with storage area and hot water heater newly fitted. Telephone point.

BEDROOM TWO

11'2" x 11'0" narrowing to 7'5" (3.40 x 3.35 narrowing to 2.26)
Double glazed window to the side and rear.
Newly fitted electric heater.

MASTER BEDROOM

12'5" x 9'3" (3.78 x 2.82)
Double glazed window to side. Fitted wardrobes. Fitted dressing table and drawers. Newly fitted Electric heater.



SHOWER ROOM

6'1" x 5'9" (1.85 x 1.75)
Three piece suite comprising W.C. Modern fitted wash hand basin set in vanity unit. Fully tiled walls and floor. Separate step in shower cubicle.

LOUNGE/ DINER

15'0" x 14'4" (4.57 x 4.37)
Double glazed french door onto sit out balcony with sweeping views across Swansea Marina. TV point. Laminate flooring. Door into;

KITCHEN

8'11" x 8'0" (2.73m x 2.44m)
A range of wall and base units with complimentary worktop over. Stainless steel sink and drainer unit. Integrated Electric hob with over head extractor fan and built in oven. Space for washing machine. Space for fridge/freezer. Window to the front.

PARKING

Allocated underground parking space.

TENURE

LEASEHOLD
Lease Term 125years from 1986 with 84 Years remaining.
Service charge - £2000 pa
Ground rent - Peppercorn.

UTILITIES

Electric - Yes
Gas - No
Water - Welsh Water
Broadband - No - Not connected at the moment.
You are advised to refer to Ofcom checker for mobile signal and coverage.

FURTHER INFORMATION

We have been informed that holiday lets are not allowed.
We have been informed that the management company does allow pets, permission is required at a charge.

COUNCIL TAX BAND - E

EPC RATING - C

