



215 Mariners Court, Lamberts Road

Marina, Swansea, SA1 8QW

Asking Price £16,000



FULL DESCRIPTION

ENTRANCE

Communal entrance offering a seating area and library.
Second floor. Lift access.

HALLWAY

Wall mounted video intercom system. Gas central heating. Radiator. Door to storage cupboard housing hot water tank. Electric consumer unit and light.

LOUNGE DINER OPEN TO KITCHEN

21'6" max x 11'8" max (6.57 max x 3.58 max)
Double glazed French doors leading to the balcony. Gas central heating. Radiator. TV & telephone points. Carpet. Open plan to;

KITCHEN

Range of wood effect wall, base and drawer units, with black work top and tiled splash back above. Stainless steel sink with drainer and mixer tap. Stainless steel eye level single fan oven with integrated grill. Four ring halogen hob with stainless steel chimney hood extractor fan. Vinyl floor.

BEDROOM TWO

6'11" x 6'10" (2.11 x 2.10)
Double glazed window with views over the balcony. Gas central heating. Radiator. Telephone point. Carpet.

BEDROOM ONE

15'2" x 10'2" (4.64 x 3.11)
Double glazed window with views over the balcony. Gas central heating. Radiator. Telephone point. Carpet.

BATHROOM

7'6" x 5'10" (2.30 x 1.80)
Three piece white suite comprising W/C, pedestal wash hand basin with bath and shower over. Half tiled walls. Gas central heating radiator. Shaver point.

PARKING

Allocated underground parking space.
Communal EV Charging point in courtyard parking area along with visitors spaces.

TENURE

LEASEHOLD
Lease term - 125 Years from 2008 108 Years remaining.
Ground rent - £36.14 pcm
Service charge - £150.88 pcm inc hot water and heating
Rent - £631.71 pcm

COUNCIL TAX BAND D

EPC - C

UTILITIES

Electric - Yes
Gas - Yes Communal
Water - Welsh Water
Broadband - No -
You are advised to refer to Ofcom checker for mobile signal and coverage.

FURTHER INFORMATION

100% Owned.
Over 55 years of age.
Owner occupier only, no rentals allowed.

AREA MAP



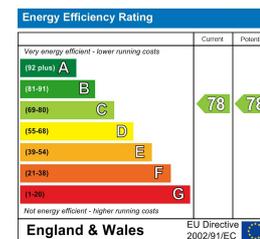
FLOOR PLANS

SECOND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA: 598 sq.ft. (55.6 sq.m.) approx.
We are not responsible for errors or omissions in this information. We do not warrant the accuracy of this information. We do not warrant the accuracy of this information. We do not warrant the accuracy of this information.

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.



Unit A, Meridian Bay, Swansea, SA1 1PG
T 01792 653100 E sa1sales@dawsonsproperty.co.uk
W dawsonsproperty.co.uk

