1 Argonaut House

Marina, Swansea, SA1 1UB

Offers Around £165,000

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FULL DESCRIPTION

ENTRANCE
Communal entrance. Ground floor to front door with door into:

HALLWAY
Vestibule with door into hallway, cupboard housing hot water cylinder and storage cupboard, electric heater.

BEDROOM TWO
18'8" x 10'9" (5.69 x 3.30)
Side window, electric heater.

BEDROOM ONE
Side window, electric heater.

SHOWER ROOM
Step in shower. Low level W.C and Wash hand Basin. Window to side.

LOUNGE
4.62 x 5.08
French door with side panels, partial sea views towards Observatory, side window, tv point x 2 electric heaters.

KITCHEN
4.47 x 2.64
Side window, a range of wall and base units with work surface over, stainless steel sink and drainer, electric cooker space ,washing machine, dishwasher and fridge freezer space.

EXTERNAL
Allocated parking space. 325

UTILITIES
Electricity - TBC
Water- Welsh Water
Broadband - TBC
You are advised to refer to Ofcom checker for mobile signal and coverage.

COUNCIL TAX BAND

TENURE
Leasehold- 125years from 1985- 86 years left.
Ground Rent Peppercorn
Service charge £1465.62

FURTHER INFORMATION
Holiday lets are not allowed.
We have been informed that the management company does allow pets, permission is required at a charge.
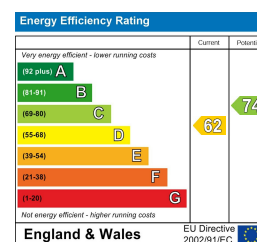
AREA MAP

FLOOR PLANS

GROUND FLOOR

KITCHEN

LIVING ROOM

SHOWER ROOM

DAWSONS

BEDROOM

ENTRANCE HALL

BEDROOM

STORAGE

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		74
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales | EU Directive 2002/91/EC

The Property Ombudsman

Relocation agent network

BEST WINNER SALES

BEST WINNER LETTINGS