



5 Mariners Court, Lamberts Road

Marina, Swansea, SA1 8QS

£139,965



FULL DESCRIPTION

ENTRANCE

Ground floor. Lift to underground parking.

HALLWAY

Wall mounted telephone entry system. Cupboard housing hot water tank. Storage cupboard. Gas central heating radiator.

LOUNGE DINER

21'03" x 13'05" (6.48 x 4.09)

Double glazed french doors leading to a sit out balcony. Two gas central heating radiators. T.V and telephone points.

Open to;

KITCHEN

Range of wall, base and drawer units with complementary work top with tiled splash back. Stainless steel sink and drainer. Integrated freezer ,dishwasher and washing machine. Eye level electric oven. Four ring halogen hob with chimney hood over. Integrated fridge freezer.

MASTER BEDROOM

16'03" x 11'11" (4.95 x 3.63)

Double glazed window. Gas central heating radiator.

BEDROOM TWO

11'05" x 9'11" (3.48 x 3.02)

Double glazed window. Gas central heating radiator.

SHOWER ROOM

White suite comprising WC, pedestal wash hand basin and walk in double shower. Fully tiled walls. Vinyl flooring. Shaver point.

EXTERNAL

Secure allocated underground parking.

Visitors parking including electric charging points.

Garden area with several seating areas.

TENURE

Leasehold

Lease term 125 years from 1st April 2008

70% Share.

Service charge £179.80 pcm includes gas heating and hot water, water rates, building insurance, cleaning and maintenance of communal areas. heating and hot water.

Reviewed every April.

Ground rent £36.14 pcm

UTILITIES

Electricity - OVO

Gas - included in the service charge, central boiler in the block

Water - Block water that is split between the properties.

Broadband - Not currently connected

You are advised to refer to Ofcom checker for mobile signal and coverage.

COUNCIL TAX BAND D

FURTHER INFORMATION

The vendor has informed us that you are not allowed to sublet the property.

The property is owned on a 70% ownership, Coastal Housing own the 30%

Total floor area 80 Sq meters

AREA MAP



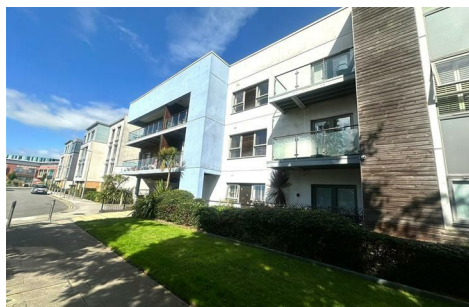
FLOOR PLANS



EPC

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	83 83
(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.



Unit A, Meridian Bay, Swansea, SA1 1PG

T 01792 653100 E sa1sales@dawsonsproperty.co.uk

W dawsonsproperty.co.uk

