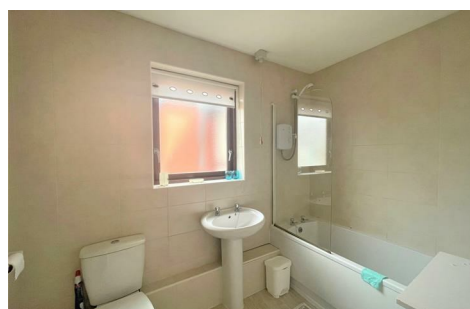




25 St. Nicholas Square

Marina, Swansea, SA1 1UG

Asking Price £112,000



FULL DESCRIPTION

ENTRANCE

Communal entrance with stairs to third floor.

HALLWAY

Vestibule with door into hallway, radiator, storage cupboard.

BEDROOM

12'02 x 8'11 (3.71m x 2.72m)

Rear window, radiator

BATHROOM

Obscured window, panelled bath with shower over and screen, wash hand basin and W.C

LOUNGE

12'03 x 10'04 (3.73m x 3.15m)

Tow windows, radiator, tv point, door into:

KITCHEN/DINER

14'10 x 7'06 (4.52m x 2.29m)

Rear window, a range of wall and base units with worksurface over, gas hob, electric oven, chimney hood, under counter space for fridge, freezer, and washer dryer, cupboard housing gas boiler. door to walk in larder unit.

LEASEHOLD

Leasehold

Lease term 159 years from 25 December 2013 expiring on 24 December 2173

Service charge £2,106 per annum

Ground rent £100 per annum

COUNCIL TAX BAND C

UTILITIES

Electric – Yes - E.ON

Gas – Yes - E.ON

Water – Yes - Welsh Water

Broadband – No

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

FURTHER INFORMATION

AREA MAP



FLOOR PLANS

GROUND FLOOR



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(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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