



124 St. Christophers Court

Marina, Swansea, SA1 1UD

£185,000



FULL DESCRIPTION

HALL

Intercom. Electric heater. Cupboard housing hot water tank.

LOUNGE DINER

15'4 x 15'0 (4.67m x 4.57m)

DG window and french door leading to a sit out balcony. Two electric heaters. T.V and telephone.

Open to;

KITCHEN

9'5 x 9'4 (2.87m x 2.84m)

Range of cream wall, base and drawer units with complimentary worktop over. Fully tiled walls and floor. Space for washing machine and integrated dishwasher. Single sink with drainer and mixer tap. Single oven. Four ring hob.

BEDROOM TWO

15'0 x 7'8 (4.57m x 2.34m)

DG window. Telephone point. Electric heater.

MASTER BEDROOM

14'1 x 10'0 (4.29m x 3.05m)

DG french doors with juliet balcony. T.V point. Electric heater.

ENSUITE

White suite comprising W. C and wash hand basin recessed into vanity unit. and step in shower. White heated towel rail. Full height tiling.

BATHROOM

White suite comprising W. C and wash hand basin recessed into vanity unit and bath with shower. White heated towel rail. Full height tiling to walls. Tiled floor.

EXTERNAL

Allocated surface parking space.

LEASEHOLD

Lease term 125 years from 1 February 2005

Service charge £1759.02 pa water included

Ground rent £100 pa

COUNCIL TAX BAND E

ADDITIONAL INFORMATION

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

Electric – YES - EDF

Gas – NO

Water – YES

Broadband – YES

Broadband Supplier – SKY

Total floor area - 65 Square Metres.


AREA MAP



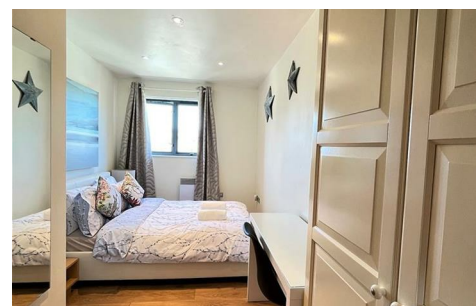
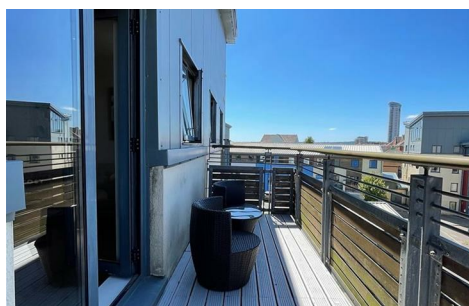
FLOOR PLANS



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	79
(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	

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