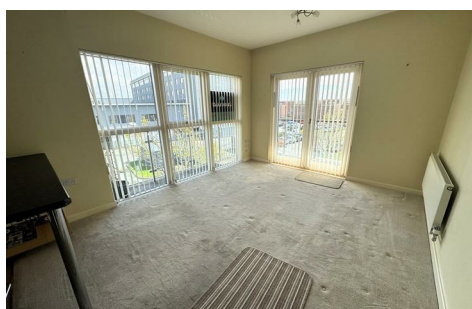




## 217 Mariners Court, Lamberts Road , Swansea, SA1 8QW

**Offers Around £144,000**





## 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, shelving, electric consumer unit and light. Carpet

### LOUNGE DINER OPEN PLAN TO KITCHEN

21'5" x 11'5" (6.53 x 3.48)

Double glazed floor length windows and french doors leading to the wrap around balcony and offering views over the gardens, SA1 Marina and Kilvey Hill. Gas central heating radiator. TV & telephone points. 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. Integrated fridge freezer and washing machine. Tabletop dishwasher is to remain. 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

10'5" x 6'11" (3.18 x 2.11)

Double glazed window with views over the balcony. Gas central heating radiator. Telephone point.

### BEDROOM ONE

15'3" x 9'8" (4.65 x 2.97)

Double glazed window offering views over the balcony. Gas central heating radiator. Telephone point.

### SHOWER ROOM

White suite comprising WC, pedestal wash hand basin with double walk in shower. Fully tiled walls. Gas central heating radiator. Shaver point. Wall mounted cabinet.

### EXTERNAL

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 PM

Service charge - £88.50 PM inc heating and hot water

### COUNCIL TAX BAND D

### UTILITIES

Electric - Octopus Energy

Gas - Yes Communal

Water - Welsh Water

Broadband - No -

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

### FURTHER INFORMATION

Owned at an 80% share.

Over 55 years of age.

Owner occupier only, no rentals allowed.

More percentage can be bought from Beacon Housing.

## AREA MAP



## FLOOR PLANS


SECOND FLOOR



2802

These plans are intended to provide 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.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		82	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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