



128 St Margarets Court

Maritime Quarter, Swansea, SA1 1RZ

Asking Price £180,000



FULL DESCRIPTION

ENTRANCE

Via Communal door. Ground Floor. Door into;

HALLWAY

12'6" x 8'0" (3.82 x 2.44)

Window to side. Tiled flooring. Radiator. Door into storage cupboard. Doors to all rooms.

BEDROOM TWO

8'5" x 14'4" (2.57 x 4.37)

Two windows. Radiator

MASTER BEDROOM

14'3" x 14'8" (4.35 x 4.49)

Two windows. Radiator. French doors out onto terrace. Door into

ENSUITE SHOWER ROOM

White suite comprising separate shower cubicle, pedestal wash hand basin, Low level WC.

Window. Tiled flooring and part tiled walls. wall mounted Cabinet. Shaver point.

OPEN PLAN KITCHEN DINER LOUNGE

18'4" x 15'9" (5.61 x 4.82)

KITCHEN AREA

A range of wall base and drawer units with complementary work surface over. Window to side. One and a half bowl sink with mixer tap. Space for washing machine. Four ring gas hob with extractor fan over. Integrated oven and grill. Space for fridge freezer. Tiled effect vinyl flooring. Open to Lounge and dining area.

LOUNGE/DINER

French doors and window to side which lead out to the terrace. Radiator. TV point. Two radiators. Space for table and chairs.

BATHROOM

7'9" x 6'7" (2.38 x 2.02)

Three piece white suite comprising bath with handheld shower over. Low level W.C. Pedestal wash hand basin. Wall mounted cabinet. Part tiled walls. Tiled flooring and chrome heated towel rail.

EXTERNAL

Allocated parking space. Visitors parking is available with a permit.

TENURE

Leasehold

Lease term - 125 years from 1 February 2005

Service charge - £1759 pa

Ground Rent - £100 pa

UTILITIES

Electric- EDF

Gas - EDF

Water - Metered

Broadband - Sky

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

FURTHER INFORMATION

We have been informed that the management company does allow pets and permission is required for a charge.

Holiday lets are not permitted.

There is no EWS1 Certificate.

Total floor area 71 square metres

AREA MAP



FLOOR PLANS

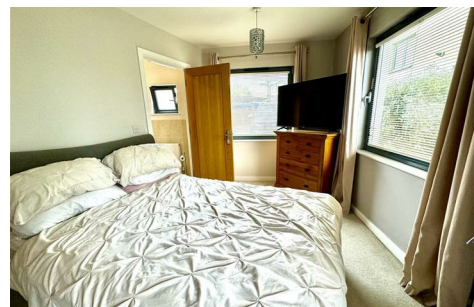
GROUND FLOOR



EPC

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