



## 24 Cork House Mannheim Quay

Marina, Swansea, SA1 1RT

Offers Around £150,000





## FULL DESCRIPTION

### ENTRANCE

Via a communal entrance.

### HALLWAY

Wall mounted consumer unit. Intercom. Electric heater. Cupboard housing Hot water tank.

### BEDROOM TWO

11'2" x 6'6" (3.40m x 1.98m)

Double glazing window overlooking the court yard. Electric heater. Laminate flooring.

### BATHROOM

White suite comprising W.C, wash hand basin recessed into a vanity unit. Half height tiling above. Bath with shower over with full tiling around. "Dimplex" heater.

### BEDROOM 1

11'8" x 9'9" (3.56m x 2.97m)

Double glazed window with Marina views. Electric heater. Laminate flooring. Telephone point.

### LOUNGE

14'8" x 10'2" (4.47m x 3.10m)

Double glazed french doors with Marina views. Tv point. Laminate flooring. Door to;

### KITCHEN BREAKFAST ROOM

12'7" x 8'2" (3.84m x 2.49m)

Range of white gloss wall, base and drawer units with complimenting work surface over and tiled splash back above. Stainless steel eye level oven. Four ring ceramic hob and extractor fan above. Space for fridge freezer and washing machine. Double glazed window with another corner full length window offering views across the Marina.

### PARKING

This property doesn't have parking.

### COUNCIL TAX BAND E

### EPC- RATING C

### UTILITIES

Electricity - Yes

Water meter - Welsh Water

No Gas in the property.

Broadband - Previous supplier Virgin Media

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

### TENURE

Lease term 125 Years (Less 1 Day) From 25 March 1993

Service charge £2069 pa

Ground rent £100 pa

### FURTHER INFORMATION

The management company advises that they do allow pets, a pet consent form will need to be filled in prior to completion ( there is a charge for this).

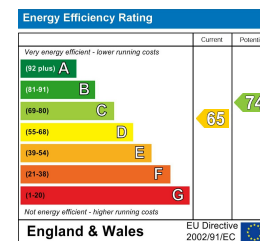
## AREA MAP



## FLOOR PLANS



## EPC



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

