



306 Mariners Court, Lamberts Road , Swansea, SA1 8QW

Offers Around £155,000



FULL DESCRIPTION

ENTRANCE

Via communal hall. Lift access to level three.

HALLWAY

Radiator. Phone entry system. Door into cupboard housing hot water tank.

SHOWER ROOM

5'11" x 7'8" (1.81 x 2.34)

Wood effect vinyl flooring. Step in shower cubicle with rest protect panelling. Pedestal wash hand basin. low-level w.C. Part tiled walls. Radiator. Shaver point.

BEDROOM ONE

10'5" x 15'3" (3.18 x 4.65)

Fitted wardrobes and fitted side chest of drawers. Radiator. Double glazed window to front.

BEDROOM TWO

6'11" x 10'6" (2.11 x 3.22)

Double glazed window to front. Radiator.

OPEN PLAN KITCHEN/LIVING ROOM

11'11" x 21'7" (3.64 x 6.58)

KITCHEN

A range of wall, base and drawer units with complimentary work surface over, tiled splash back. Tiled effect flooring, four ring electric hob with extractor fan over. Integrated fridge/ freezer, washing machine.

LIVING ROOM

French doors out to balcony. Two radiators.

EXTERNAL

Externally there is an allocated underground parking space.

TENURE

Leasehold

Lease term 125 years from 1st April 2008.

Service charge £179.80 pcm includes gas heating and hot water, water rates, building insurance, cleaning and maintenance of communal areas. heating and hot water.

Reviewed every April.

Ground rent £36.14 pcm

UTILITIES

Electricity - British Gas

Gas - British Gas included in the service charge, central boiler in the block

Water - Billed

Broadband - BT

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

COUNCIL TAX BAND D

FURTHER INFORMATION

The vendor has informed us that you are not allowed to sublet the property.

AREA MAP




FLOOR PLANS

GROUND FLOOR



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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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