



## 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 worksurface 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

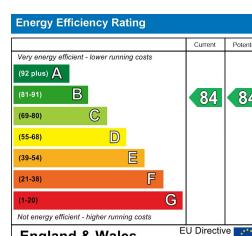


## FLOOR PLANS

GROUND FLOOR



## EPC



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