



## 204 St Margarets Court

Marina, Swansea, SA1 1RZ

Asking Price £125,000



## FULL DESCRIPTION

### ENTRANCE

Entrance via communal hall with stairs to first floor.

### HALLWAY

### CLOAKROOM

### LOUNGE/DINER

15'7" x 14'3" approx (4.77 x 4.35 approx)

### KITCHEN

9'4" x 7'8" (2.86 x 2.36)

### BEDROOM

11'7" x 11'5" approx (3.54 x 3.50 approx)

### ENSUITE

5'7" x 7'8" (1.72 x 2.36)

### PARKING

1 allocated parking space, also visitors permit parking.

### TENURE

125 years from 2005

Service charge - £1,582.92 pa or £131.91 pcm

Ground rent £100 pa

### UTILITIES

Electric - Yes

Gas - Yes

Water - Yes

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

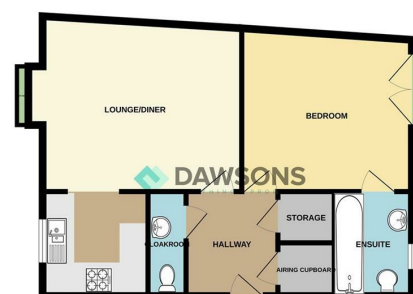
### COUNCIL TAX BAND - D

### EPC RATING - B


## AREA MAP



## FLOOR PLANS



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	82
(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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