

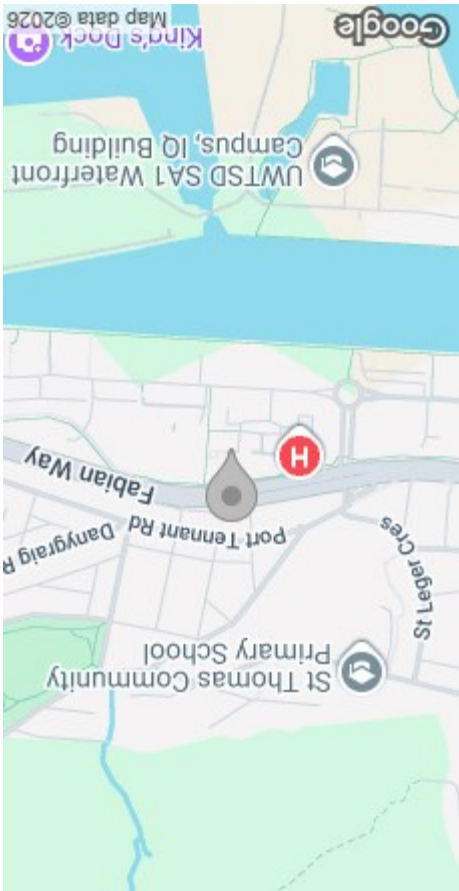
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

Notes: Every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of rooms, windows, doors and other features are approximate and should be used as a guide only. All dimensions are given in metres and rounded up to the nearest millimetre. The floorplan is not intended to be used as a basis for any legal proceedings. It is the responsibility of the purchaser to verify the accuracy of the floorplan by inspection.



GROUND FLOOR

FLOOR PLAN



AREA MAP



GENERAL INFORMATION

Welcome to Mariners Court, a delightful apartment located on Lamberts Road Swansea. This charming property is designed for those aged over 55 and is offered with no onward chain, making it an ideal choice for a smooth transition into your new home.

The apartment features two bedrooms, an open plan kitchen to the lounge which boasts a lovely sit-out balcony that offers garden views, a modern shower room is both stylish and functional. Additionally, the property benefits from underground parking, providing secure and easy access to your vehicle.

Situated close to a variety of amenities, you will find everything you need within easy reach, from shops and cafes to parks and recreational areas to doctors surgery, dentist and pharmacy.

Mariners Court offers a wonderful opportunity for a peaceful and fulfilling lifestyle in a vibrant community. Offered at 10% Ownership with rent to pay.

FULL DESCRIPTION

ENTRANCE

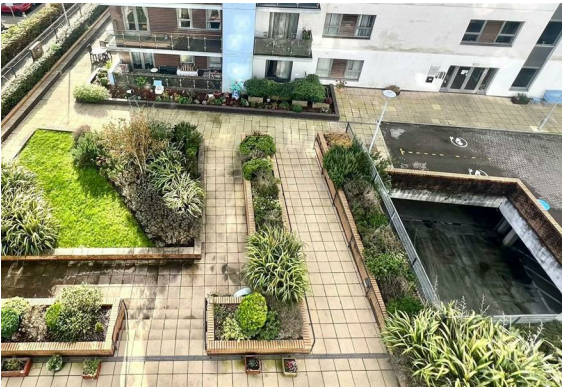
Via communal door leading to lift and stairs to all floors.

HALLWAY

GCH radiator. Intercom. Door to cupboard housing hot water tank, consumer unit and shelving.

LOUNGE DINER OPEN TO KITCHEN

21'7" max x 11'1" (6.58 max x 3.40) Double glazed French doors leading to sit out balcony with views over the garden area. Tv and and telephone points.



KITCHEN

Range of wall, base and drawer units with complimentary worktop over. Stainless steel electric hob with stainless steel chimney hood extractor fan above. Stainless steel eye level oven. Stainless steel sink with drainer and mixer.

BEDROOM ONE

15'3" x 10'2" (4.65 x 3.10) Double glazed window. Tv point. Radiator.

BEDROOM TWO

10'4" x 6'11" (3.16 x 2.11) Double glazed window. Radiator.

SHOWER ROOM

7'6" x 5'10" (2.29 x 1.79) White suite comprising WC, wash hand basin and step in shower. Radiator.

PARKING

Allocated underground secure parking space.

TENURE

LEASEHOLD
Lease term - 125 Years from 2008 108 Years remaining.
Ground rent - £36.14 pcm
Service charge - £88.50 pcm
Rent payable - £683.57 pcm

COUNCIL TAX BAND D

EPC RATING C

UTILITIES

Electric - Yes
Gas - Heating included in the service charge
Water - hot water included in the service charge, cold water paid individually
Broadband - not currently connected.
You are advised to refer to Ofcom checker for mobile signal and coverage.

FURTHER INFORMATION

Over 55 years only. The properties can not be rented out. More percentage can be purchased via Beacon.

