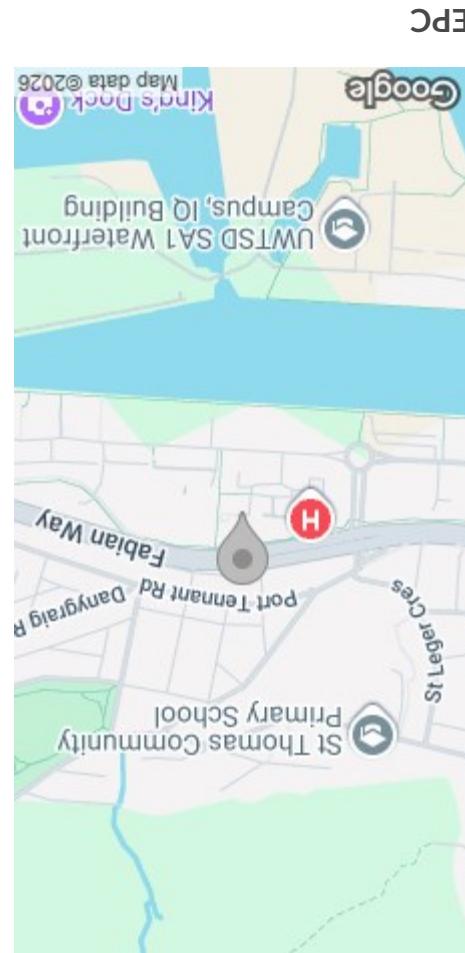


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP

FLOOR PLAN



GROUND FLOOR



108 Mariners Court
Lambert Road, Marina, SA1 8QS
Asking Price £17,000



DAWSONS
ALL THINGS PROPERTY

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

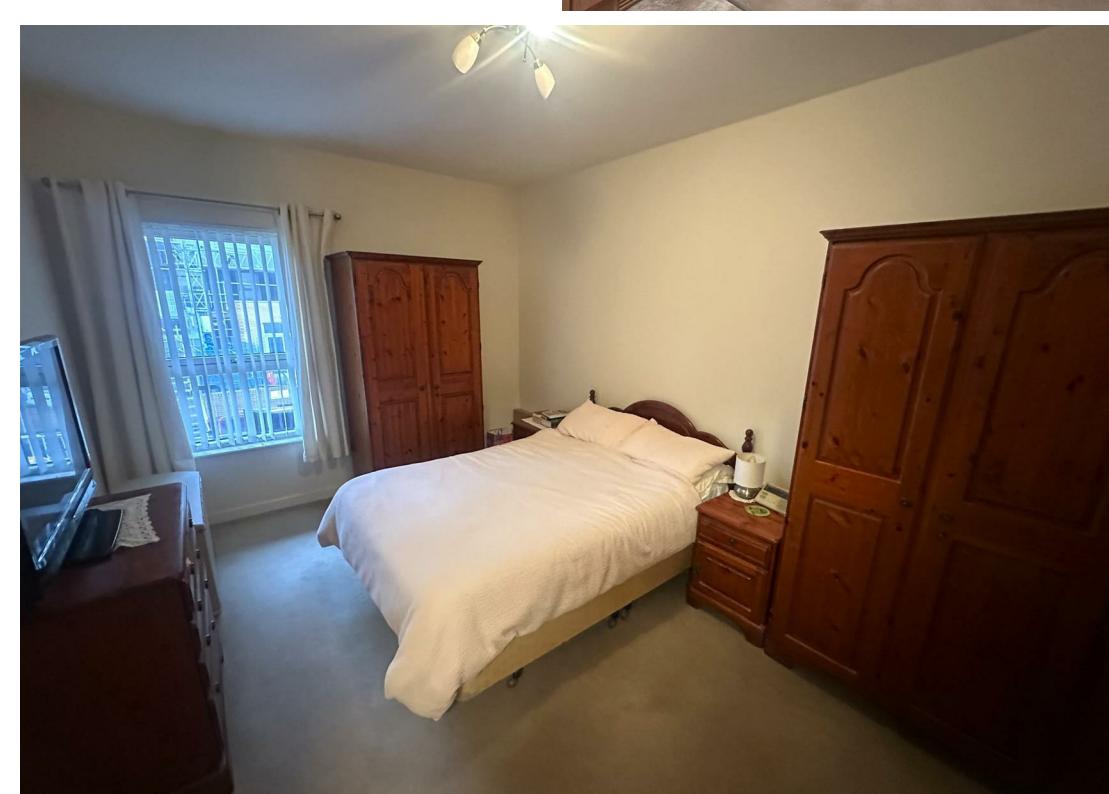
Via communal door leading to lift and stairs to all floors.

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 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 ppcm
Service charge - £88.50 ppcm
Rent payable - £683.57 ppcm

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.

