



6 Mariners Court, Lamberts Road

Marina, Swansea, SA1 8QS

Asking Price £96,500



FULL DESCRIPTION

ENTRANCE

Via communal entrance to ground floor apartment.

HALLWAY

Intercom. Gas central heating radiator. Carpet. Door to storage cupboard housing hot water tank, shelving and heating control.

BEDROOM

15'7" x 10'5" (4.75m x 3.18m)

Two double glazed windows with courtyard views. Fitted wardrobes with sliding mirrored doors. T.V and telephone points. Gas central heating radiator.

SHOWER ROOM

White suite comprising W. C, pedestal wash hand basin with half height tiling behind walk in shower with full height tiling. Shaver point. Gas central heating radiator. Vinyl floor. Two wall mounted cabinets.

LOUNGE DINER OPEN PLAN TO KITCHEN

20'7" x 12'9" (6.27m x 3.89m)

KITCHEN

Range of wood effect wall, base and drawer units with complimentary work top and tiled splash back above. Stainless steel single eye level oven. Four ring ceramic hob with tiled splash back and stainless steel chimney hood extractor fan. Stainless steel sink with drainer and mixer tap. Space for washer dryer and fridge freezer.

LOUNGE DINER

Double glazed french door leading to a sit out terrace with views over the courtyard. T.V and telephone points. Carpet. Two gas central heating radiators.

PARKING

Secure allocated underground parking space.

LEASEHOLD

Lease term 125 years from 1 April 2008

Ground rent - £36.14 pcm

Service charge - £88.50 pcm

66.6% Ownership, No rent payable.

COUNCIL TAX BAND D

EPC RATING C

FURTHER INFORMATION

OVER 55 ONLY.

NO RENTALS ALLOWED

AREA MAP



FLOOR PLANS

GROUND FLOOR



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(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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