



## 153 Ambassador House, Trawler Road

Marina, Swansea, SA1 1XZ

**Offers Around £105,000**



## FULL DESCRIPTION

### ENTRANCE

Via Communal Hall to second floor.

### VESTIBULE

### BEDROOM

271 x 361 (82.60m x 110.03m)

### BATHROOM

8'4" x 5'2" (2.56 x 1.60)

### LIVING ROOM

10'6" x 15'4" (3.21 x 4.68)

### KITCHEN

6'6" x 10'5" (2 x 3.19)

### EXTERNAL

Allocated Parking Space

### TENURE - LEASEHOLD

125 years from 1985 with 85 remaining

Service Charge - £1860.90

Ground Rent - Peppercorn

### COUNCIL TAX BAND D

### EPC RATING C

### FURTHER INFORMATION

We have been informed by the vendor that Holiday lets are not allowed.

We have been informed that the management company does allow pets, permission is required at a charge.

### UTILITIES

Electric - Yes

Gas - No

Water - yes

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

## AREA MAP



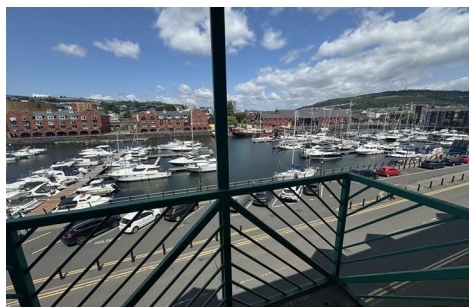
## FLOOR PLANS



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	73
EU Directive 2002/91/EC		

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