



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 not allow pets, permission is required at a charge.

UTILITIES

Electric - Yes

Gas - No

Water - yes

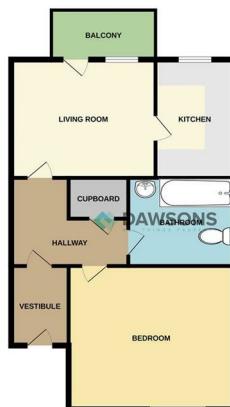
You are advised to refer to Ofcom checker for mobile signal and coverage.

AREA MAP



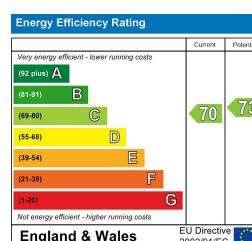
FLOOR PLANS

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and are intended for any one specific property. The floorplan is for illustrative purposes only and should not be relied on as being accurate or sufficiently detailed for planning purposes. The floorplan is not to scale.

EPC



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.



Unit A, Meridian Bay, Swansea, SA1 1PG

T 01792 653100 E sa1sales@dawsonsproperty.co.uk

[W dawsonsproperty.co.uk](http://dawsonsproperty.co.uk)

