



## 28 Ferrara Square

Trawler Road, Marina,, Swansea, SA1 1UW

Price Guide £104,950





## FULL DESCRIPTION

### ENTRANCE

Top Floor, stairs to all floors.

### VESTIBULE AND HALLWAY

### BEDROOM

12'0" x 8'9" (3.68 x 2.68)

### LOUNGE

12'1" x 10'2" (3.69 x 3.12)

### KITCHEN

11'11" x 7'5" (3.65 x 2.27)

### BATHROOM

6'11" x 5'10" (2.12 x 1.8 )

### PARKING

Allocated surface parking space.

### COUNCIL TAX BAND C

### EPC RATING - C

### TENURE

Leasehold

Lease Term 99 years 58 years remaining

Service Charge £190.01 pcm

Ground rent £100 pa

No Chain

### UTILITIES

Electric - Yes

Gas - Yes

Water - Metered

Broadband - Not connected

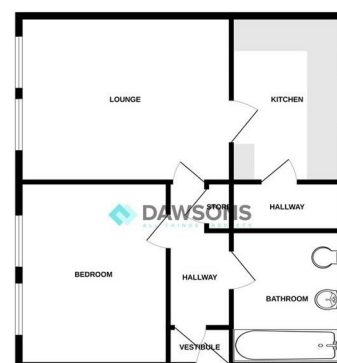
You are advised to refer to Ofcom checker for mobile signal and coverage.

## AREA MAP



## FLOOR PLANS

GROUND FLOOR



1800

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(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	

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

