



102 Mariners Court

Lamberts Road, Swansea, SA1 8QS

Asking Price £175,000



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

22'2" x 13'5" (6.76 x 4.11)

Double glazed french doors leading to a sit out balcony with views over the garden area. GCH radiator. Tv and telephone points.

KITCHEN

Range of wall, base and drawer units with complimentary worktop over and tiled splash back above. Stainless steel eye level oven. Stainless steel sink with drainer and mixer. Stainless steel electric hob with stainless steel chimney hood extractor fan above.

BEDROOM ONE

15'4" x 10'7" (4.69 x 3.23)

Double glazed window.

BEDROOM TWO

10'8" x 6'11" (3.26 x 2.11)

Double glazed window.

SHOWER ROOM

2.27 x 1.77

White suite comprising WC, wash hand basin and walk in shower. GCH radiator.

PARKING

Allocated underground secure parking space.

TENURE

LEASEHOLD

Lease term - 125 Years from 2008 108 Years remaining.

Ground rent - £36.14 PM

Service charge - £88.50 PM

COUNCIL TAX BAND D

EPC RATING C

UTILITIES

Electric - Yes

Gas - 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

100% owned.

Over 55's

No rentals allowed.

AREA MAP

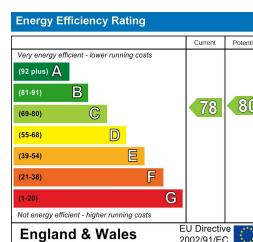


FLOOR PLANS

GROUND FLOOR



EPC



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