



12 Sir Harry Secombe Court

Marina, Swansea, SA1 8RF

Asking Price £175,000



FULL DESCRIPTION

ENTRANCE

Top floor. Stair access.

HALLWAY

Intercom. GCH radiator. Double doors to storage cupboard with consumer unit. Loft access.

BEDROOM TWO

10'7" x 9'2" (3.25 x 2.80)

Double glazed window to rear. GCH radiator.

MASTER BEDROOM

16'5" x 9'0" (5.01 x 2.76)

Two double glazed windows to side and rear. Fitted wardrobes with sliding doors. TV and telephone points. GCH radiator. Door to;

ENSUITE

White suite comprising Wc, pedestal wash hand basin and step in shower. GCH radiator. Double glazed window to side.

BATHROOM

7'2" x 5'6" (2.20 x 1.69)

White suite comprising Wc, pedestal wash hand basin and bath. Wall mounted mirror and light. GCH radiator.

LOUNGE

19'5" x 11'6" (5.93 x 3.51)

Double glazed floor length window and patio door leading to the sit out balcony. Three GCH radiators. TV and telephone points.

KITCHEN

7'10" x 11'6" (2.40 x 3.51)

Range of white wall, base and drawer units with complimentary worktop over and centre island. Space for washer dryer and fridge freezer. Stainless steel oven. Four ring gas hob with stainless steel splash back and stainless steel chimney hood extractor fan. Stainless steel sink with drainer and mixer. Double glazed window to side. Wall cupboard housing hot water tank.

EXTERNAL

Allocated parking space space.

TENURE

Lease term 999 years, 993 remaining

Service Charge £1700 approx

Ground rent £150 pa

COUNCIL TAX BAND D

UTILITIES

Electric - British Gas

Gas - British Gas

Water - Metered

Broadband - currently not connected

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

FURTHER INFORMATION

Total floor area 71 square metres

AREA MAP



FLOOR PLANS

TOP FLOOR



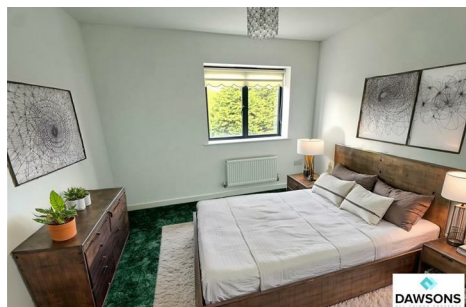
2 BED 2 BATH

While every effort has been made to ensure the accuracy of the floor plan, the seller does not warrant the accuracy of the floor plan. The floor plan is provided for information only and should not be relied upon for any purpose. The floor plan is provided for information only and should not be relied upon for any purpose. The floor plan is provided for information only and should not be relied upon for any purpose.

EPC

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	85 85
(69-80) C	
(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.



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