



13 Mariners Court, Lamberts Road

Marina, Swansea, SA1 8QW

£99,000



FULL DESCRIPTION

ENTRANCE

Communal lobby.
Ground floor.

HALLWAY

Video entry system. Gas central heating radiator. Cupboard housing hot water tank.

LOUNGE DINER OPEN PLAN TO KITCHEN

21'9 x 13'4 max (6.63m x 4.06m max)

KITCHEN

Range of high gloss wall, base and drawer units with complimentary work top and splashback above. Stainless steel eye level oven. Four ring induction hob. Integrated fridge freezer and dishwasher space for washing machine. One and half bowl sink with drainer and mixer tap.

LOUNGE DINER

Double glazed windows and French door leading to a wrap around terrace. T. V and telephone point. Gas central heating point.

MASTER BEDROOM

10'2 x 15'3 (3.10m x 4.65m)

Double glazed window. Gas central heating radiator. TV and telephone point.

BEDROOM TWO

10'3 x 6'9 (3.12m x 2.06m)

Double glazed window. Gas central heating radiator.

SHOWER ROOM

White suite comprising W.C, wash hand basin recessed into a vanity unit and spacious shower. Vinyl flooring.

PARKING

Allocated underground parking space

TENURE

Lease term 125 years from 2008

Ground rent - £36.14 pcm

Service charge - £150.88 pcm inc hot water and heating

Rent payable on £30.12 pcm

COUNCIL TAX BAND D

EPC RATING C

FURTHER INFORMATION

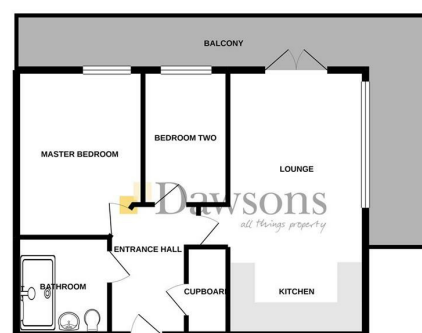
Over 55 years of age only. No rentals.

AREA MAP



FLOOR PLANS

GROUND FLOOR

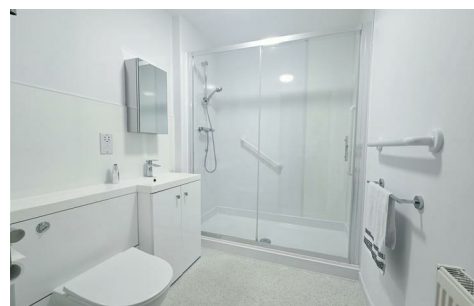


These plans are provided as a guide only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(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	

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