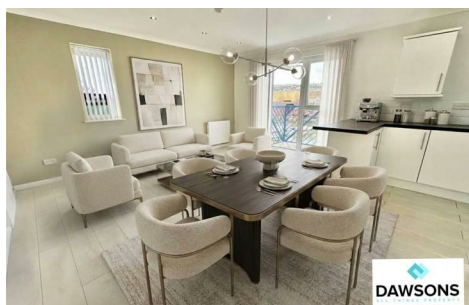




156 Ambassador House

Marina, Swansea, SA1 1XZ

Asking Price £160,000



Via communal hallway, stairs to top floor apartment. Door into;

Laminate wood effect flooring. Phone entry system. Door to cupboard housing hot water tank. Access to loft hatch. Ceiling spot lights.

11'3" x 11'1" (3.44 x 3.38)

uPVC double glazed windows to rear and side. Electric radiator. Ceiling spotlights.

Tiled floor to ceiling. Bath with shower over and glass screen. Low level WC. Sink set in vanity unit. Heated Towel Rail.

14'5" x 9'10" (4.40 x 3.02)

uPVC double glazed window to side. Ceiling spotlights. Radiator.

21'6" x 14'7" max (6.56 x 4.46 max)

110 x 110 max (class x 1.15 max)
uPVC double glazed windows to front and side. French door to sit out balcony with panoramic views over the Marina. Laminate wood effect flooring. TV point. Ceiling spotlights.

11'6" x 7'11" (3.52 x 2.43)

Fitted with a range of wall base and draw units with complementary worksurface over. Four ring electric hob and oven with extractor fan over. Tiled splash back. Single bowl sink with mixer tap. Integrated fridge/freezer. Integrated Dishwasher and Washer Dryer. uPVC window to front.

Parking for one car. Allocated car park space underground.

LEASEHOLD

Lease Term 125years from 1986 with 84 Years remaining.

Service charge - £2,210.13 pa

Ground rent - Peppercorn.

Electric - Yes

Gas - No

Water - Welsh Water

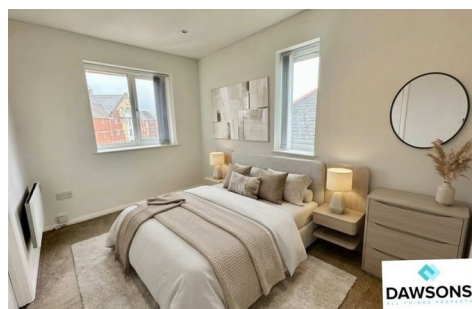
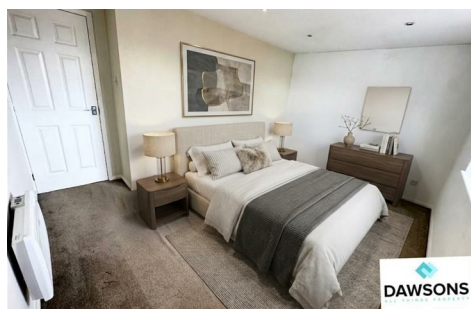
Broadband - Yes - Talk Talk

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

We have been informed that holiday lets are not allowed.

We have been informed that the management company does allow pets, permission is required at a charge.

EPC RATING - E



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or misstatement. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E		54	
(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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