



107 St Christophers Court

Maritime Quarter Marina, Swansea, SA1 1UD

£119,950



FULL DESCRIPTION

ENTRANCE

Entrance via communal door with stairs to the first floor. Door into;

HALLWAY

Intercom. Electric heater. Door to cupboard housing hot water tank.

BATHROOM

7'4" x 5'9" (2.24 x 1.75)

White suite comprising W.C, pedestal wash hand basin. Bath with wall mounted shower and shower screen. Half height tiling to walls behind sanitaryware. Chrome heated towel radiator. Vinyl floor.

BEDROOM

11'4" x 10'0" (3.45 x 3.05)

Double glazed French doors leading to a Juliet balcony. Electric heater. Door to;

ENSUITE

White suite comprising corner shower, W.C and floor mounted wash hand basin. Chrome heated towel rail. Shaver point. Vinyl flooring.

LOUNGE DINER

16'8" x 12'4" (5.08 x 3.76)

Double glazed French doors leading to a sit out balcony with side sea view. T.V and telephone points. Laminate flooring.

KITCHEN

10'5" x 6'4" (3.18 x 1.93)

Range of wall, base and drawer units with complimentary work top. Space for washing machine and fridge freezer. Stainless steel eye level oven. Four ring electric hob with stainless steel back splash and stainless steel extractor hood. Stainless steel sink. Double glazed window. Laminate flooring.

PARKING

Allocated surface parking space

TENURE

Leasehold

Lease term 125 years from 1 February 2005

Service charges £1,908 Per annum

Ground rent £100 Per annum

UTILITIES

Electricity - Yes

Gas - No

Water- Included in the service charge - Metered

Broadband - Yes

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

COUNCIL TAX BAND D

EPC RATING B

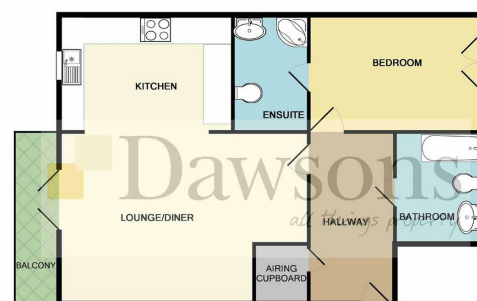
FURTHER INFORMATION

No holiday lets.

AREA MAP



FLOOR PLANS

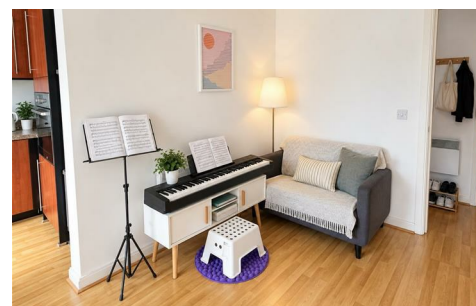


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		82	82
(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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