



211 Mariners Court

Lamberts Road, Swansea, SA1 8QW

Asking Price £48,000



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 PLAN TO KITCHEN

21'7" x 11'9" (narrowing down to 11'2") (6.58 x 3.59 (narrowing down to 3.42))

Double glazed French doors leading to sit out balcony. Tv and and telephone points.

KITCHEN

Range of wood effect wall, base and drawer units, with black work top and tiled splash back above. Stainless steel sink with drainer and mixer tap. Stainless steel eye level single fan oven with integrated grill. Four ring electric hob with stainless steel chimney hood extractor fan. Vinyl floor. Space for washing machine. Space for fridge freezer.

BEDROOM ONE

15'3" x 10'1" (4.65 x 3.09)

Double glazed window. Fitted wardrobes. Telephone point. Tv point. Radiator.

BEDROOM TWO

10'2" x 6'11" (3.1 x 2.11)

Double glazed window. Radiator.

SHOWER ROOM

White suite comprising WC, wash hand basin and step in shower. Radiator.

PARKING

Allocated underground parking space.

Communal EV Charging point in courtyard parking area along with visitors spaces.

TENURE

LEASEHOLD

Lease term - 125 Years from 2008 108 Years remaining.

Ground rent - £36.14 pcm

Service charge - £150.87 pcm inc hot water and heating

Monthly Rent is £439.82

COUNCIL TAX BAND C

EPC RATING TBC

UTILITIES

Electric - Yes

Gas - Yes Communal

Water - Welsh Water

Broadband - No -

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

FURTHER INFORMATION

Over 55 development. No rentals.

AREA MAP



FLOOR PLANS

SECOND FLOOR



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	77
EU Directive 2002/91/EC		

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