Unit A, Meridian Bay, Swansea, SA1 1PG
T 01792 653100 E sa1sales@dawsonsproperty.co.uk
W dawsonsproperty.co.uk

DAWSONS
ALL THINGS PROPERTY



211 Mariners Court

Lamberts Road, Swansea, SA1 8QW

Asking Price £48,000

2 | 1 | 1 | C







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 D

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.

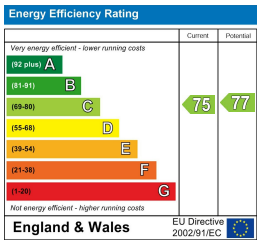
AREA MAP



FLOOR PLANS



EPC



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.







Unit A, Meridian Bay, Swansea, SA1 1PG
T **01792 653100** E **sa1sales@dawsonsproperty.co.uk**
W **dawsonsproperty.co.uk**