



101 Mariners Court

Lamberts Road Marina, Swansea, SA1 8QS

Offers Around £115,500



FULL DESCRIPTION

ENTRANCE

Via communal entrance with lift and stairs to first floor.

HALLWAY

Door entry system. Gas central heating radiator. Door to cupboard housing hot water tank, shelving and control for heating.

LOUNGE OPEN PLAN TO KITCHEN

21'7" max x 11'1" (6.58 max x 3.40)

Double-glazed French door leading to sit out balcony with courtyard views. Gas central heating radiator. T.V and telephone points. Skimmed ceiling with two pendant ceiling lights.

KITCHEN

Range of high gloss white wall, base and drawer units with work top and tiled splashback above. Inset stainless steel sink with mixer tap. Integrated fridge and freezer. Space for dishwasher and washing machine. Eye level stainless steel oven. Inset electric hob. Strip light. Gas central heating radiator. Extractor hood.

BEDROOM ONE

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

Double-glazed window. Gas central heating radiator. T.V and telephone points.

BEDROOM TWO

10'4" x 6'9" (3.15 x 2.08)

Double-glazed window. Gas central heating radiator. T.V point.

BATHROOM

White suite comprising W.C., wash hand basin recessed into vanity unit, with tiled splash back, above and easy access walk in bath with shower over and glazed screen. Gas central heating radiator. Extractor fan.

PARKING

Allocated secure under ground parking space.

TENURE

LEASEHOLD

Lease term - 125 Years from 2008 108 Years remaining.

Ground rent - £36.14 PM

Service charge -£150.88 pcm inc hot water and heating

COUNCIL TAX BAND D

EPC RATING C

UTILITIES

Electric - Yes

Gas - Yes

Water - Metered

Broadband - Not connected

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

FURTHER INFORMATION

Over 55 years of age only. No rentals.

AREA MAP



FLOOR PLANS

FIRST FLOOR



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(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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