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DAWSONS
ALL THINGS PROPERTY



# 102 Mariners Court

## Lamberts Road, Swansea, SA1 8QS

**Asking Price £175,000**

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## 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 TO KITCHEN**
22'2" x 13'5" (6.76 x 4.11)
Double glazed french doors leading to a sit out balcony with views over the garden area. GCH radiator. Tv and telephone points.

**KITCHEN**
Range of wall, base and drawer units with complimentary worktop over and tiled splash back above. Stainless steel eye level oven. Stainless steel sink with drainer and mixer. Stainless steel electric hob with stainless steel chimney hood extractor fan above.

**BEDROOM ONE**
15'4" x 10'7" ( 4.69 x 3.23 )
Double glazed window.

**BEDROOM TWO**
10'8" x 6'11" (3.26 x 2.11)
Double glazed window.

**SHOWER ROOM**
2.27 X 1.77
White suite comprising WC, wash hand basin and walk in shower. GCH radiator.

**PARKING**
Allocated underground secure 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 - Included in the service charge
Water - hot water included in the service charge, cold water paid individually
Broadband - not currently connected.
You are advised to refer to Ofcom checker for mobile signal and coverage.

**FURTHER INFORMATION**
100% owned.
Over 55's
No rentals allowed.

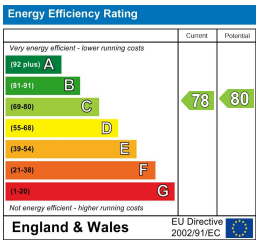
## AREA MAP




## FLOOR PLANS




## EPC




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