



11 Mariners Court, Lamberts Road, Swansea, SA1 8QW

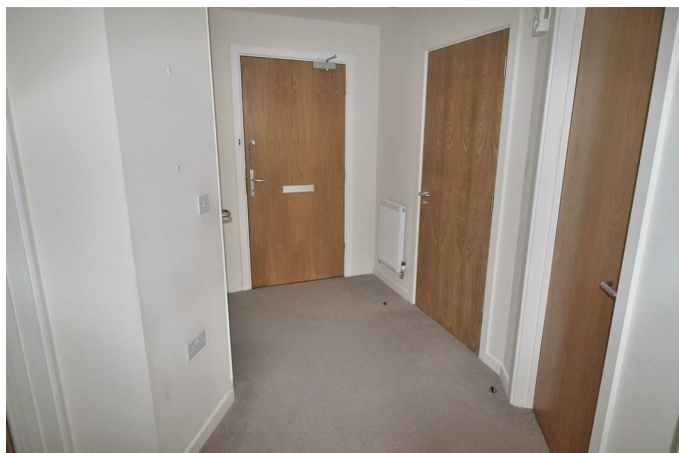
£110,000

A well presented ground floor apartment located in the Mariners Court complex for over 55's in SA1. The location is within walking distance to Swansea Marina, City Centre and M4.

The accommodation comprises; main entrance with secure voice entry system, hall with storage cupboard, kitchen with white shaker style units and integrated appliances, lounge leading to the sit out balcony, two bedrooms and bathroom. Externally there are communal gardens and one allocated underground parking space. the asking price is 66% ownership. EPC Rating - D.

The Accommodation Comprises

Hall



Storage cupboard, radiator.

Entrance

Via main entrance with secure voice entry system.

Kitchen Area 10'11" x 11'10" (3.33m x 3.60m)



Fitted with a range of white shaker style wall and base units with worktop over, inset stainless steel sink with drainer and mixer tap, tiled splashbacks. Integrated fridge/freezer, washing machine, electric oven and hob with extractor hood over.

Lounge Area 10'4" x 11'2" (3.16m x 3.40m)



Double glazed window and door leading to the sit-out balcony, radiator.

Balcony



Decked sit out balcony.

Bedroom 1 14'11" x 10'3" (4.54m x 3.12m)



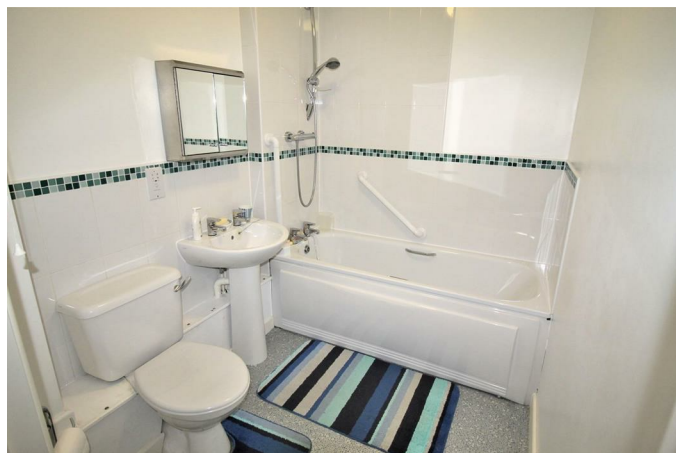
Double glazed window, radiator.

Bedroom 2 10'4" x 6'11" (3.16m x 2.11m)



Double glazed window, radiator.

Bathroom



A three piece suite comprising; panelled bath with shower over, pedestal wash hand basin and low level w/c.

External



Communal gardens, allocated underground parking space.

Tenure

LEASEHOLD: 125 YEARS FROM 2008

GROUND RENT: £30.12 PER MONTH (2020)

SERVICE CHARGE: £114.43 PER MONTH (2020)

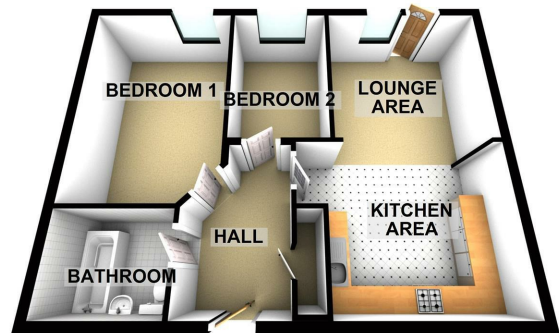
Council Tax - D (2022/2023 - £1782.44)

Floor Plan

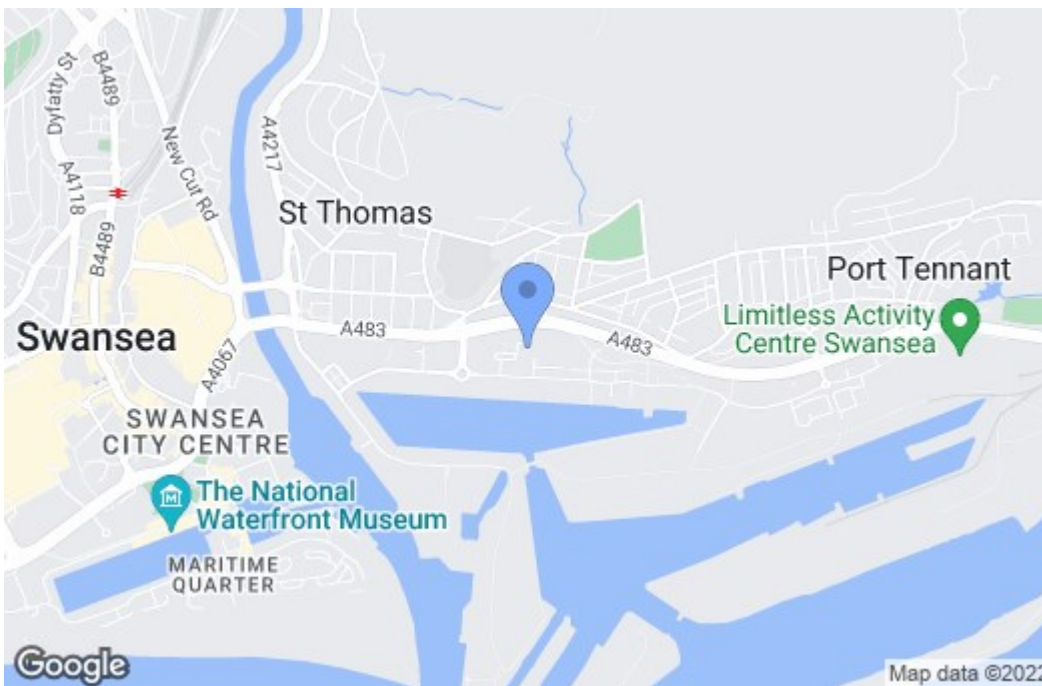
FLOOR PLAN



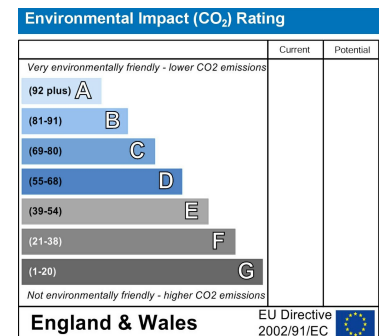
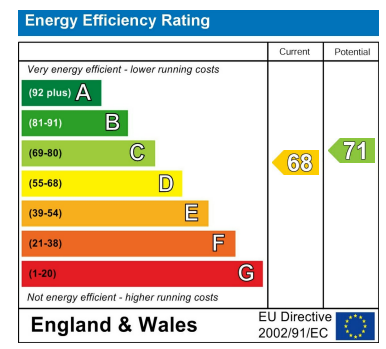
FLOOR PLAN



Area Map



Energy Efficiency Graph



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 of representation 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.