



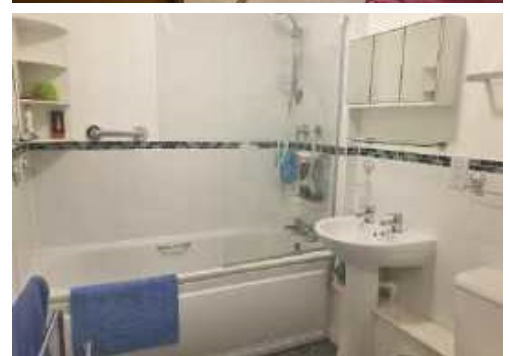
Dawsons

estate agents



212 Mariners Court Lamberts Road, Marina, Swansea, SA1 8QW

- EPC - B
- OVER 55'S ONLY
- 70% SHARED OWNERSHIP
- STYLISH SECOND FLOOR APARTMENT
- TWO BEDROOMS
- LOUNGE LEADING TO SIT OUT SUN BALCONY
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- MODERN BATHROOM
- UNDERGROUND PARKING SPACE
- SERVICE CHARGE INCLUDES HEATING & WATER



£119,995

Unit A, Meridian Bay, Trawler Road, Swansea, SA1 1PG
T: 01792 653100 | F: 01792 653111
sa1sales@dawsonsproperty.co.uk

ENTRANCE

Second floor apartment. Lift access.

Entrance via hardwood door to:-

HALLWAY

Wall mounted gas central heating radiator. Wall mounted intercom. Door to storage cupboard housing hot water tank, shelving and light. Doors to Bathroom, Master bedroom, Bedroom two and open-plan lounge/kitchen.

BATHROOM 7'5 x 6'8 (2.26m x 2.03m)

Fitted with a three piece white suite comprising low level w.c, pedestal wash hand basin and panelled bath with mixer shower over and glass shower screen. Part tiled walls. Wall mounted gas central heating radiator.

MASTER BEDROOM 15'2 x 10'2 (4.62m x 3.10m)

Double glazed window. Mirrored fitted wardrobes. Wall mounted gas central heating radiator.

BEDROOM TWO 10'4 x 5'9 to wardrobes (3.15m x 1.75m to wardrobes)

Double glazed window. Mirrored fitted wardrobes. Wall mounted gas central heating radiator.

LOUNGE/DINER OPEN-PLAN TO KITCHEN 22'1 x 11'7 max (6.73m x 3.53m max)

LOUNGE/DINER

Double glazed french doors leading to decked sit-out sun balcony with glass balustrade. Two wall mounted gas central heating radiators.

KITCHEN

Fitted with a range of wood effect wall, base and drawer units with black worktop and tiled splash back. Inset stainless steel sink unit. Stainless steel single eye level oven. Inset halogen electric hob with stainless steel chimney hood extractor fan.

EXTERNAL

Underground secure parking space.

Service charge includes gas heating and hot water, water rates, building insurance, cleaning and maintenance of communal areas.

TENURE: Leasehold

Lease term 125 years from 2008 (113 years remaining)

Service charge £124.30 PCM , Ground Rent £30.12 PCM

COUNCIL TAX: D

EPC RATING: B

VIEWING: STRICTLY VIA VENDORS AGENTS.

DAWSONS TEL: 01792 653100

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

