



118 St Christophers Court

Marina, Swansea, SA1 1UD

£170,000



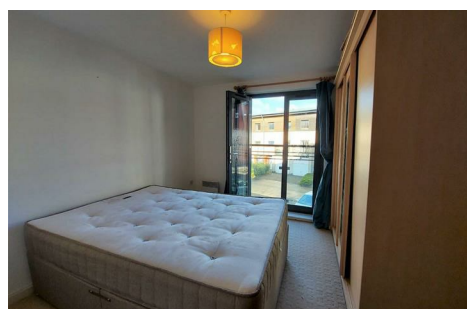
Modern first floor apartment situated in the heart of the Marina and within walking distance to Swansea Bay and the Marina. The property comprises two double bedrooms- master with ensuite and juliet balcony, family bathroom, lounge diner with a sit out balcony and open plan kitchen. Other features include allocated surface parking, visitor parking and electric heating.

EPC rating B

Leasehold 125 Years from 2009

Service Charge £1608.00PA

Ground Rent £100PA



FULL DESCRIPTION

ENTRANCE

First floor. Stairs to all floors.

HALLWAY

Cupboard housing hot water tank. Electric heater. Carpet

LOUNGE DINER

15'6" x 15'0" max (4.72 x 4.57 max)

Double glazed window and double glazed french door leading to a spacious sit out balcony. Two electric heaters. TV and telephone point. Carpet

Arch to;

KITCHEN

9'5" x 9'3" (2.87 x 2.82)

Range of grey wall, base and drawer units with black worktop. Stainless steel eye level single oven. Four ring hob with stainless steel splash back and stainless steel chimney hood extractor fan. Space for dishwasher, washing machine and fridge freezer. Stainless steel sink with drainer and mixer tap. Tiled floor.

MASTER BEDROOM

10'00" x 14'5" max (3.05 x 4.39 max)

Double glazed french doors leading to a juliet balcony. Electric heater. TV point. Carpet. Door to;

ENSUITE

White suite comprising WC, wall mounted wash hand basin and step in shower. Full height tiling to all walls. Shaver point. Chrome heated towel rail

BEDROOM TWO

15'0" x 7'6" (4.57 x 2.29)

Double glazed window. Electric heater. TV point.

BATHROOM

8'9" x 6'0" (2.67 x 1.83)

White suite comprising of WC, pedestal wash hand basin and bath with hand held shower. Tiling to all walls. Tiled floor. Shaver point. Chrome heated towel rail.

EXTERNAL

Allocated surface parking space

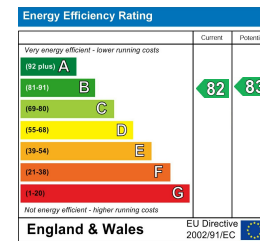
AREA MAP



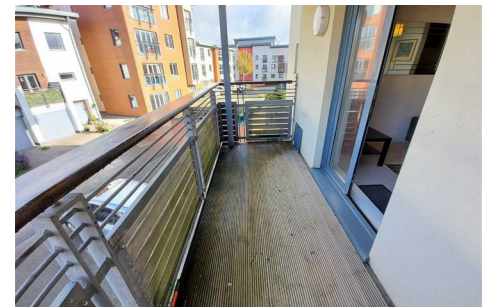
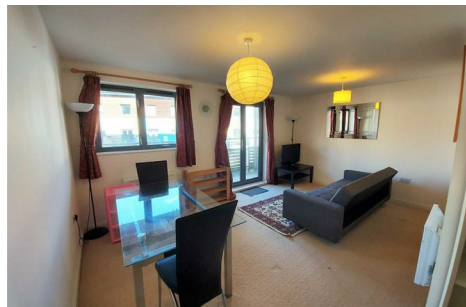
FLOOR PLANS



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

