



## 212 Mariners Court Lamberts Road

Marina, Swansea, SA1 8QW

**£49,000**



A two bedroom retirement apartment located on the second floor of the popular Mariners Court development. The development is exclusively for over 55's and offers lounge with balcony, open plan into modern kitchen, two bedrooms and bathroom. The property benefits from gas central heating, secure parking, lift access and an on site caretaker and is situated within walking distance of doctors surgery, chemist, tesco express and bus stop.

EPC - B

Leasehold 125 years from 2008

28% share (further share can be purchased)

Service charge £124.30 PCM

Ground rent £30.12 PCM

Rent £276.80PCM

The above charges include gas central heating, hot water usage, building insurance and communal cleaning.



## FULL DESCRIPTION

### 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" (2.26 x 2.03)

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" (4.62 x 3.10)

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

### BEDROOM TWO

10'4" x 5'9" to wardrobes (3.15 x 1.75 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 (6.73 x 3.53 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.

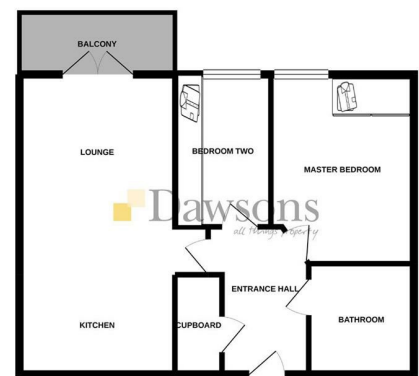
Service charge includes gas heating and hot water, water rates, building insurance, cleaning and maintenance of communal areas.

## AREA MAP

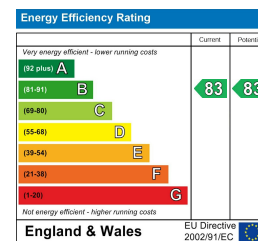


## FLOOR PLANS

GROUND FLOOR



## EPC



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