



## 29 Runnymede, Sketty, Swansea, SA2 0QF

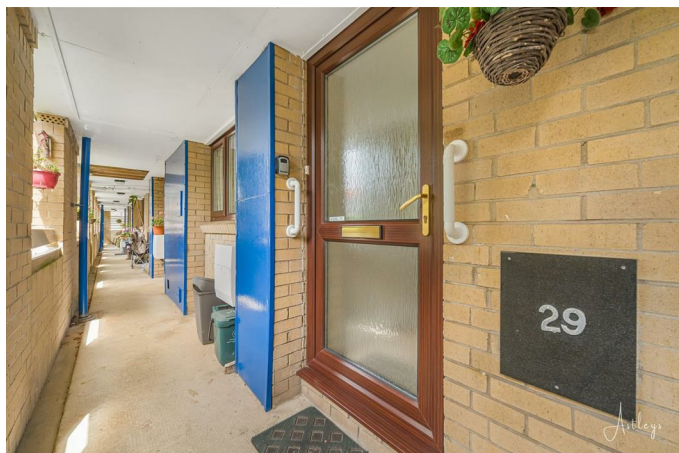
**70% Shared ownership £87,500**

Situated in Sketty, Swansea, this fourth floor flat presents an excellent opportunity for those seeking a comfortable and convenient home. Offered chain free, this property is particularly appealing for potential buyers, especially those aged 55 and over looking for independent living, thanks to a 70/30 shared ownership arrangement with Coastal. Upon entering the flat, you are greeted by an entrance hallway that leads to a lounge, kitchen, two bedrooms and a bathroom, complemented by a separate WC. The flat features uPVC double glazing and gas central heating. There is a service lift, which provides easy access to the flat, making it an ideal choice for downsizers or retirees who prefer to avoid stairs. Residents will also enjoy the well maintained communal gardens, offering a lovely outdoor space to relax and unwind without the burden of upkeep. Situated at the heart of Sketty, this flat boasts excellent access to a variety of local amenities, including shops, cafes, and bus routes, ensuring that everything you need is within easy reach. Additionally, Singleton Park and the local hospital are just a short drive or bus ride away, further enhancing the convenience of this location.

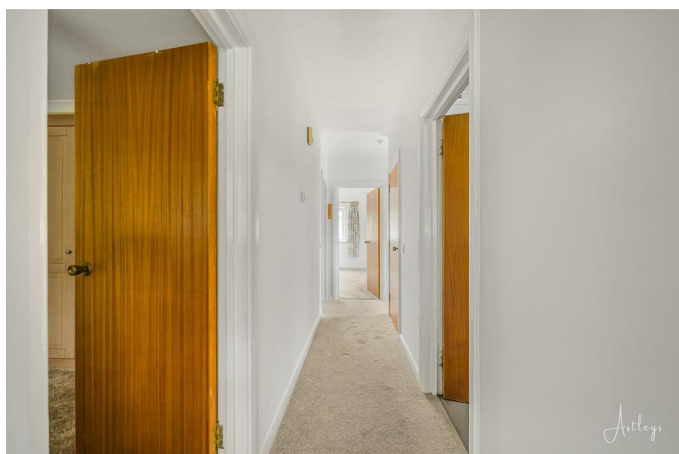


## The Accommodation Comprises

### Communal walkway/balcony



### Hall



Entered via double glazed door to front, storage cupboard.

### Lounge 13'7" x 13'1" (4.13m x 3.98m)



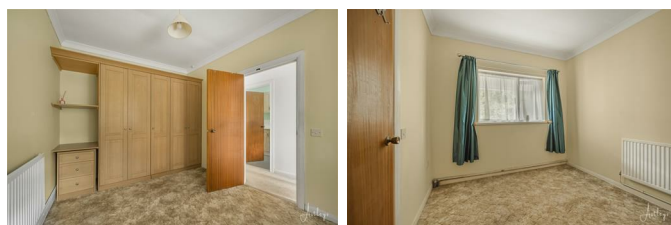
Double glazed window to rear, radiator.

### Kitchen 12'2" x 6'6" (3.72m x 1.97m)



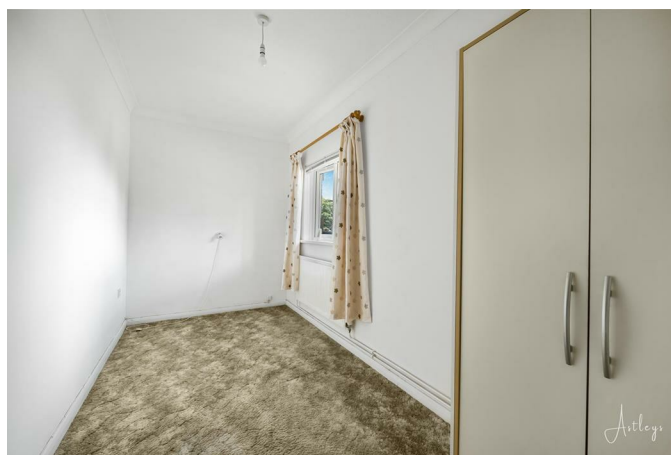
Fitted with a range of wall and base units with worktop space over, stainless steel sink unit with tiled splashbacks, space for fridge, freezer, washing machine and cooker, with gas points, wall mounted gas combination boiler, double glazed window to front.

### Bedroom 1 12'2" x 8'3" (3.71m x 2.52m)



Double glazed window to front, built-in wardrobes, radiator.

### Bedroom 2 13'7" x 6'6" (4.13m x 1.97m)



Double glazed window to side, radiator.

## Shower Room



Two piece comprising shower cubicle and wash hand basin with tiled splashbacks, extractor fan, radiator.

## WC



WC. Radiator, frosted double glazed window to side

## Agents Note

Tenure - Leasehold

The lease is reset to 60 years on purchase

SERVICE CHARGE ANNUAL SERVICE - ££985.80 which is reviewed each year

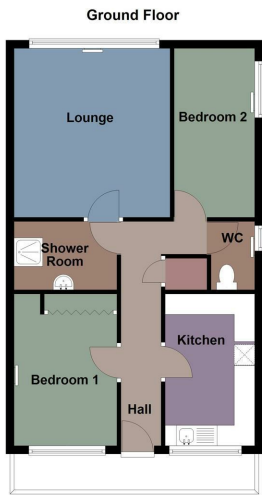
Council Tax Band - B

Services- Mains electric, Mains sewerage, Mains gas, Water meter?

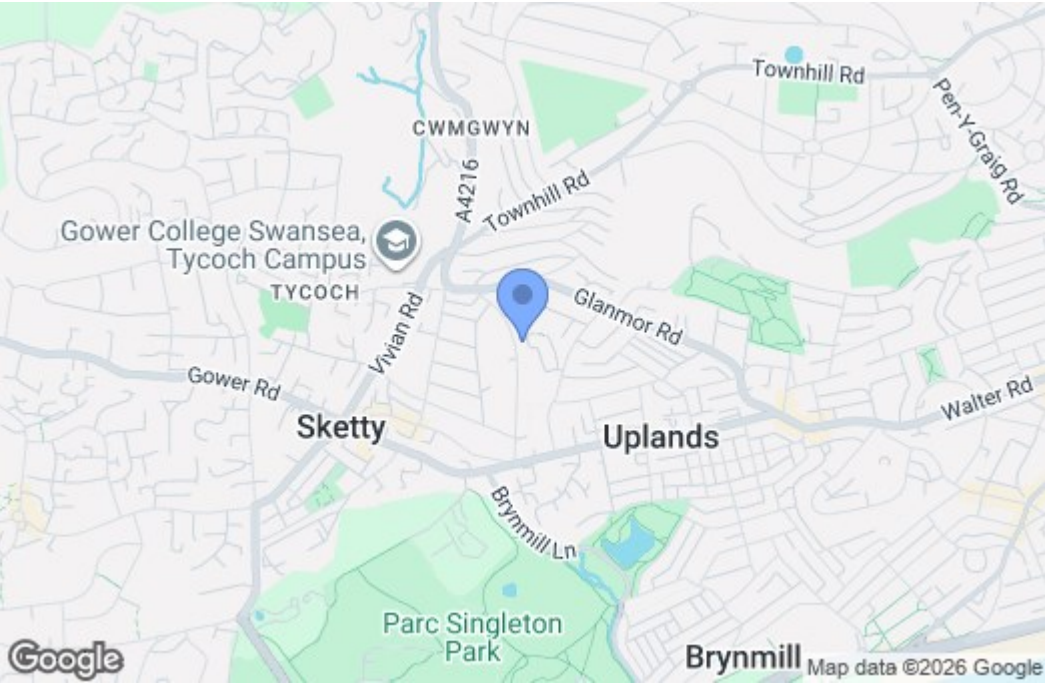
This property has a 70/30 Shared Ownership with Coastal 55 years and Over

## Aerial Images

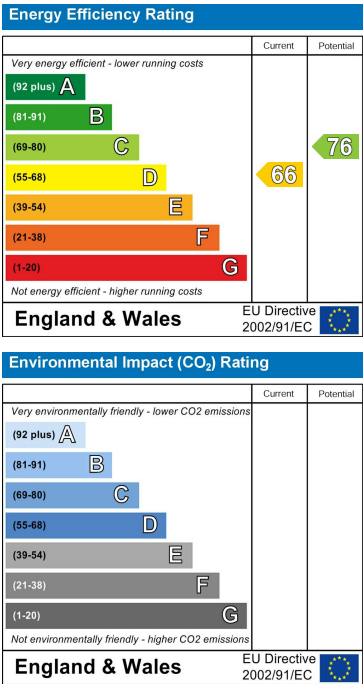
Floor Plan



Area Map



Energy Efficiency Graph



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