



## 15 Maxime Court, Gower Road, Sketty, Swansea, SA2 9FB

**£80,000**

Set in the heart of Sketty on Gower Road, this one-bedroom ground floor flat at Maxime Court is an ideal residence for those aged 60 and over seeking a secure and comfortable living environment. This retirement apartment is perfectly situated, providing residents with easy access to local shops, bus routes, and essential amenities, all within a short stroll. The flat features a well designed layout that includes a hallway, a lounge/dining room, kitchen, bedroom and a shower room. The property is offered with no chain, making it an attractive option for those looking to move in swiftly. Maxime Court is a purpose-built development that prioritises the well-being of its residents. With a dedicated house manager available during daytime hours and a 24-hour emergency care line, peace of mind is assured. The complex boasts a range of communal facilities designed to enhance the living experience, including a social lounge for gatherings, a laundry room, and a guest suite for visitors. Residents can also enjoy the beautifully maintained communal gardens, which feature a patio seating area, perfect for relaxation and socialising with neighbours. Additionally, communal parking is available for convenience.

## The Accommodation Comprises

### Ground Floor

#### Communal Hallway

Secure entry system, access to the lift and communal areas.

#### Hall

Storage cupboard.

#### Lounge/Dining Room 19'6" x 10'8" (5.94m x 3.26m)



Double glazed window, storage cupboard, double doors to the kitchen,

#### Kitchen 6'8" x 6'7" (2.03m x 2.00m)



Fitted with a range of wall and base units with worktop space over, stainless steel sink, tiled splashbacks, space for fridge and freezer, built-in eye level electric oven and a four ring electric hob with over, double glazed window.

#### Bedroom 6'7" x 9'2" (2.00m x 2.80m)



Double glazed window, built-in mirror fronted wardrobes, storage heater.

#### Shower Room



Three piece suite comprising tiled shower cubicle, wash hand basin and W. Tiled walls.

#### Communal Areas





### External

Communal gardens to the rear. Car park which is operate on a first come first served basis.

### Agents Note

Leasehold Lease Start Date 30 May 2002 Lease End Date 01 Apr 2127

Lease Term 125 years from 1 April 2002

Lease Term Remaining 101 years

Ground Rent - £387.20 Every 6 Months

Service Charge - £2167.45 Every 6 Months

Council Tax Band - C

Services - Mains electric. Mains sewerage. Water Meter.

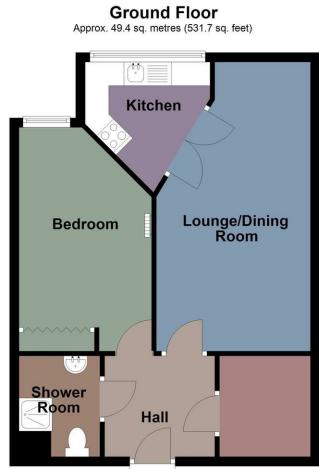
Parking -

Mobile coverage- EE Vodafone Three O2

Broadband - Basic 14 Mbps Superfast 51 Mbps Ultrafast

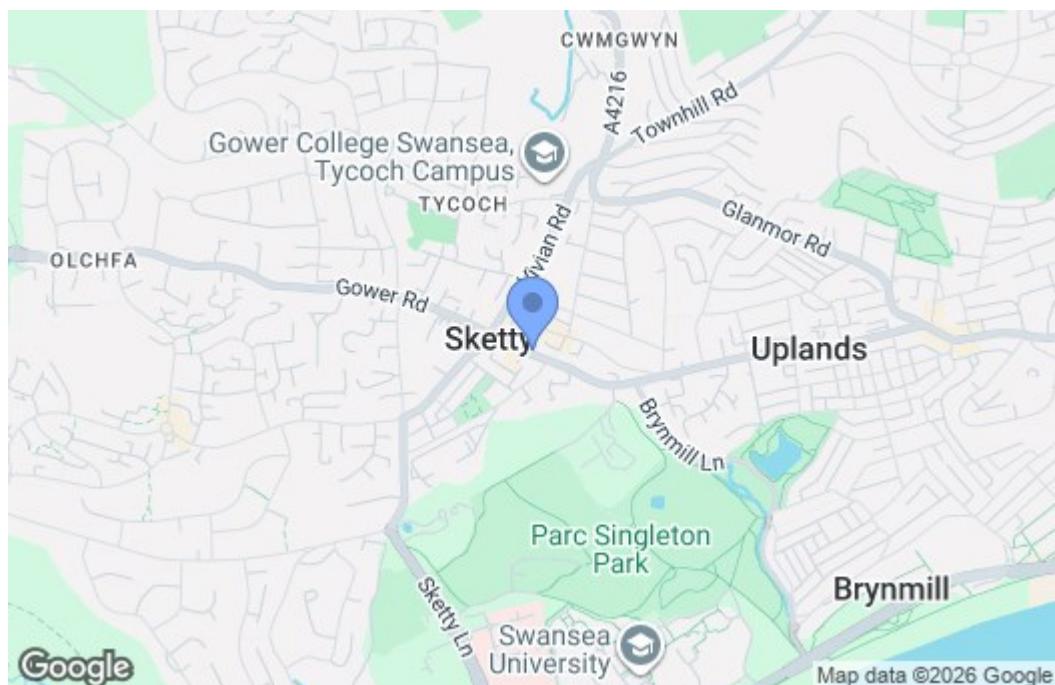
1800 Mbps Satellite / Fibre TV Availability - BT

## Floor Plan

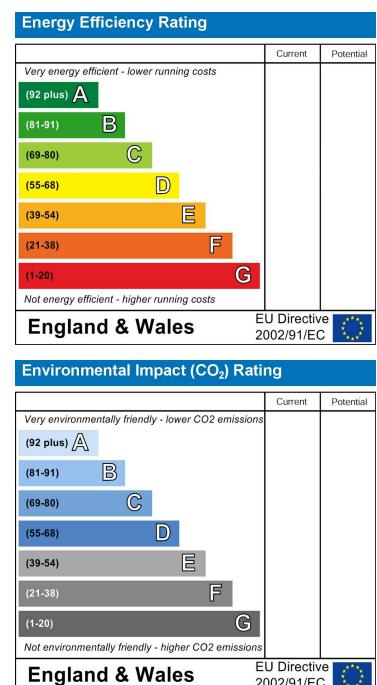


Total area: approx. 49.4 sq. metres (531.7 sq. feet)

## Area Map



## Energy Efficiency Graph



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