



## 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)



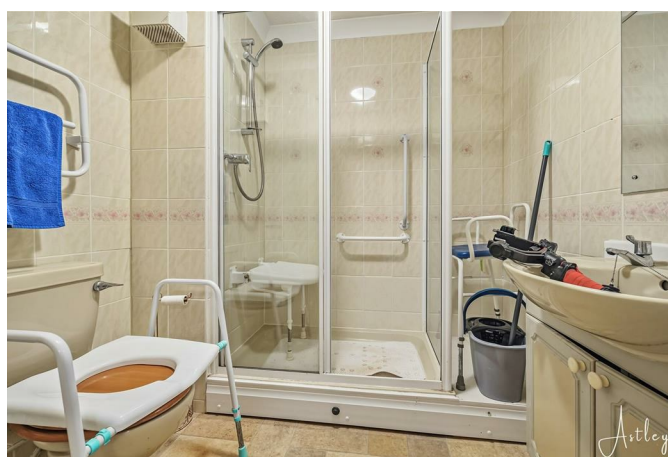
Fitted with a range of wall and base units with worktop space over, stainless steel sink, tiled splashbacks, space for fridge and freezer, built-in eye level electric oven and a four ring electric hob with over, double glazed window.

#### 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

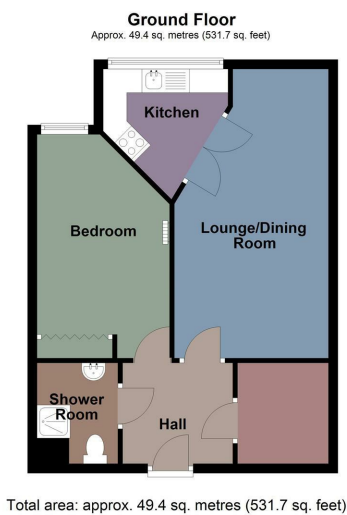
Services - Mains electric. Mains sewerage. Water Meter.

Parking -

Mobile coverage- EE Vodafone Three O2

Broadband - Basic 14 Mbps Superfast 51 Mbps Ultrafast 1800 Mbps Satellite / Fibre TV Availability - BT

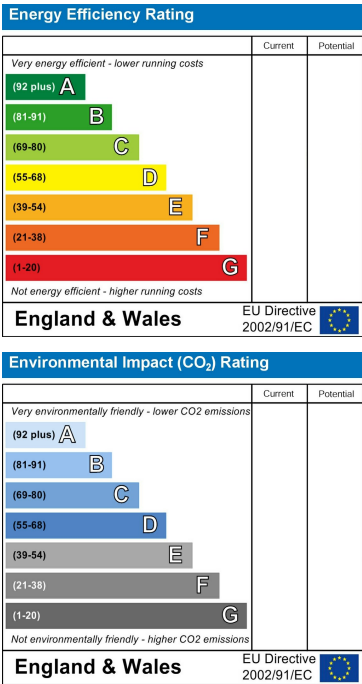
Floor Plan



Area Map



Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.