



Flat, 18 Parklands Court, Sketty, Swansea, SA2 8LZ

£80,000

Welcome to Parklands Court, a one bedroom flat located in the heart of Sketty, Swansea, within a purpose built retirement complex. This second floor apartment is designed to provide comfortable and secure living for over 55's residents, ensuring a peaceful and enjoyable retirement experience. Parklands Court boasts an enviable location, with essential shopping facilities just a short stroll away. You will find a post office, supermarket, and chemist nearby, making daily errands effortless. Additionally, excellent bus routes are easily accessible, allowing you to explore the vibrant City Centre, the picturesque Mumbles, and the stunning Gower Peninsula with ease. The complex features a residents' lounge, a lovely space for socialising and enjoying the company of neighbours during coffee mornings and afternoon teas. A communal kitchen and laundry room are also available, alongside an on-site manager who is dedicated to ensuring your needs are met promptly. Upon entering, you will find a welcoming entrance hall that leads to a spacious lounge, seamlessly connecting to the kitchen, a double bedroom and a shower room. This is a fantastic opportunity to embrace a relaxed and convenient retirement lifestyle in the charming community of Sketty. Do not miss your chance to experience the joys of living at Parklands Court. We invite you to book a viewing today and discover all that this wonderful property has to offer.

The Accommodation Comprises

Communal Entrance Hall



Hall

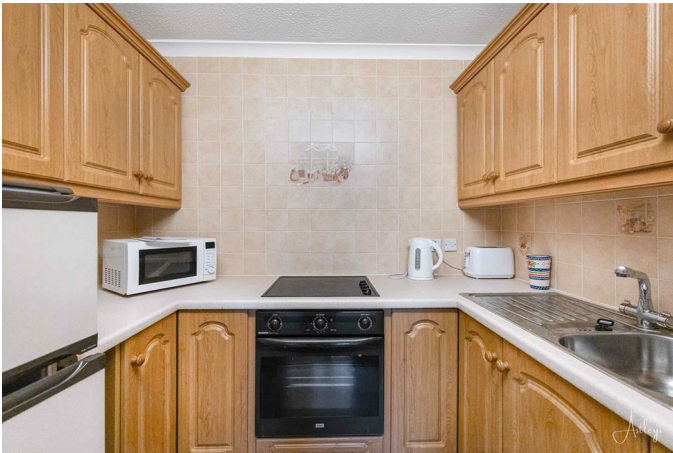
Entered via door, airing cupboard housing the hot water tank.

Lounge/Dining Room 17'6" x 10'10" (5.34m x 3.30m)



Two double glazed windows wall mounted electric heater.

Kitchen 6'1" x 8'2" (1.85m x 2.48m)



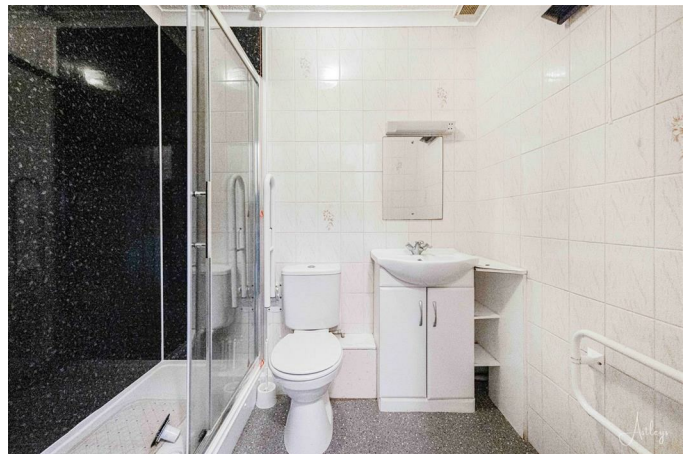
Fitted with a matching range of wall and base units with worktop space over, sink unit with tiled splashbacks, space for fridge/freezer, built-in electric oven, built-in four ring electric hob.

Bedroom 14'4" x 9'1" (4.38m x 2.76m)



Double glazed window, storage cupboard, wall mounted electric heater.

Shower Room



Three piece suite comprising double shower, wash hand basin and WC. Part tiled walls, wall mounted electric heater.

Communal Areas

Communal Lounge/Dining Room



Communal Kitchen



Laundry Room



Agents Note

Tenure - Leasehold - 60 Year Lease - New 60 Year lease on Completion

Annual Service Charge -£183.80 a month £2205.60 a year

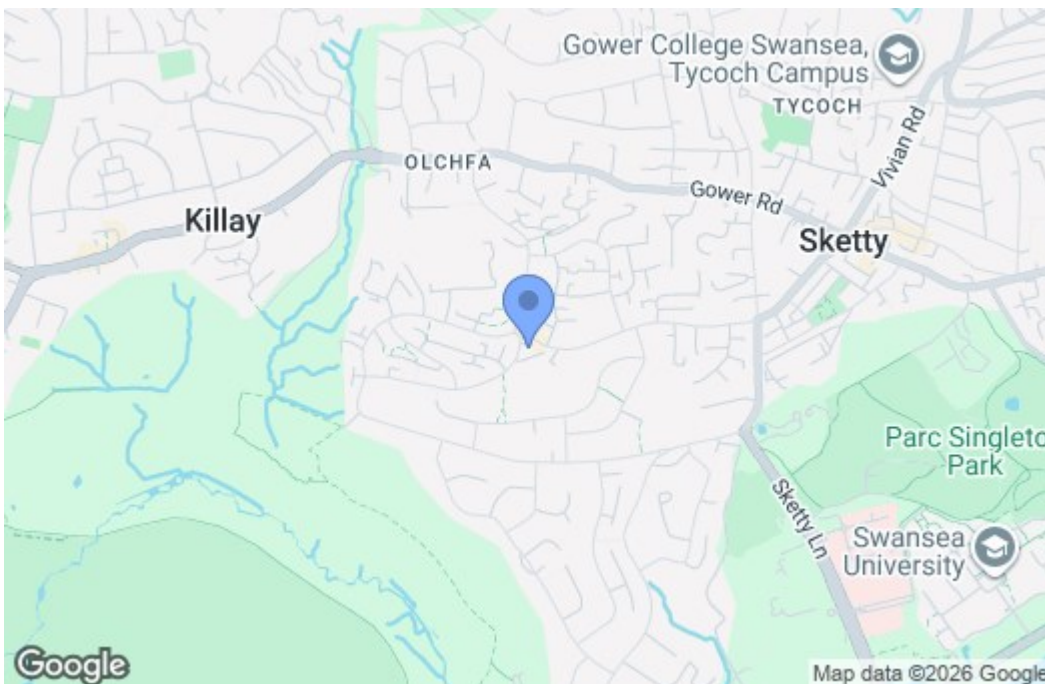
No ground rent

Council Tax Band - B

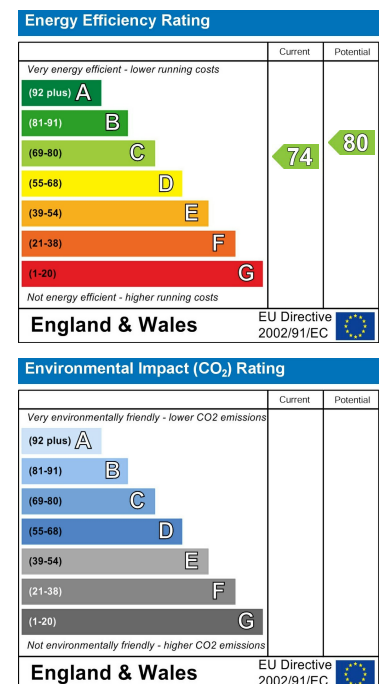
Floor Plan



Area Map



Energy Efficiency Graph



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