



13 Parklands Court, Sketty, Swansea, SA2 8LZ

70% Shared ownership £84,000

Available for sale on a 70/30 shared ownership with Pobl. A first floor two bedroom retirement apartment, enjoying a popular location with good shopping facilities around which includes post office, supermarket, chemist and with great links and bus routes to the City Centre, Mumbles and Gower.

The accommodation briefly comprises, hallway, lounge, kitchen, two bedrooms and shower room. Service charge £40 per week which includes buildings insurance, maintenance of lift, communal areas, gardens, water rates, use of communal laundry and on site manager. EPC Rating - C.

The Accommodation Comprises

Hall

Electric heater.

Lounge 13'9" x 13'5" (4.20m x 4.08m)



Double glazed window, electric heater,

Kitchen 8'4" x 8'1" (2.55m x 2.47m)



Fitted with wall and base units, inset stainless steel sink with drainer, tiled splashbacks.

Bedroom 1 13'9" x 8'9" (4.20m x 2.67m)



Double glazed window, fitted wardrobe, electric heater.

Bedroom 2 9'10" x 10'7" (3.00m x 3.23m)



Double glazed window, electric heater.

Shower Room



Fitted with large walk in shower cubicle, pedestal wash hand basin and low level w/c. Tiled walls, electric heater.

Communal Facilities

The complex has a house manager, residents lounge, guest room, laundry, well kept gardens and car park.

Tenure

Leasehold 60 years - A new 60 year lease on completion

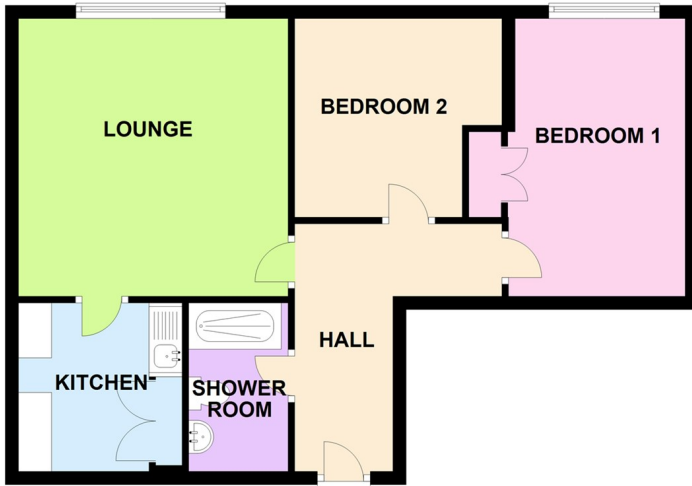
Council Tax - C

Service Charge £215.28 a month - £2,583.36

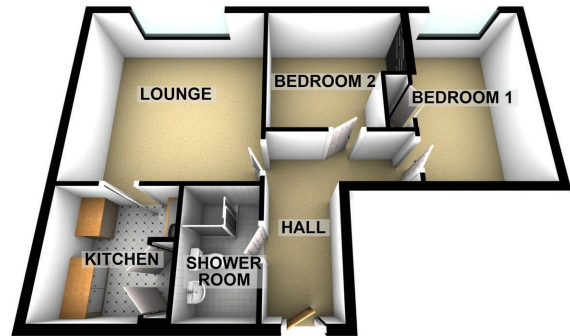
No Ground Rent

Floor Plan

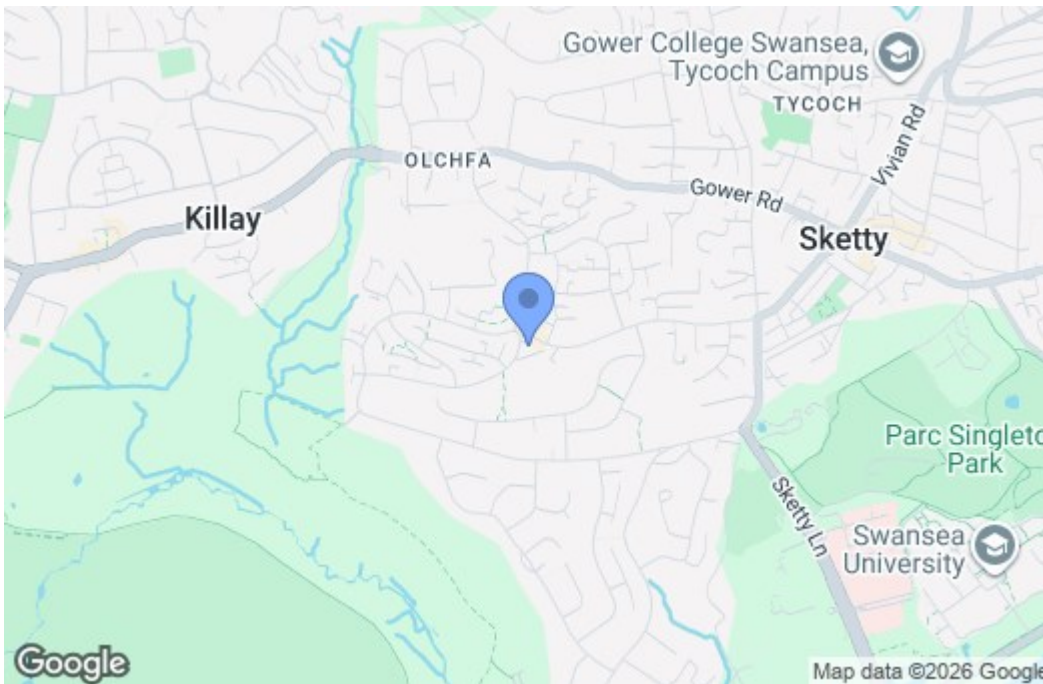
FLOOR PLAN



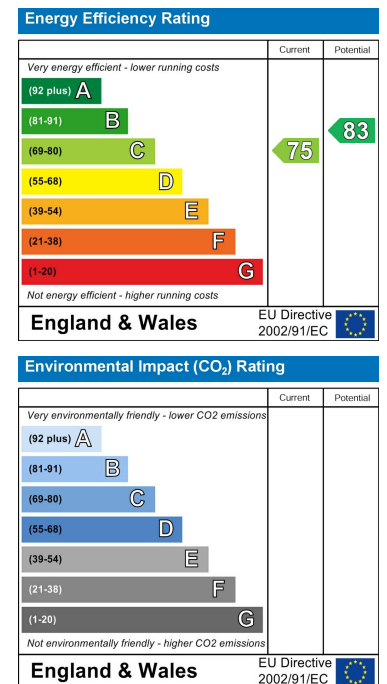
FLOOR PLAN



Area Map



Energy Efficiency Graph



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