



## 12 Oaklands Court, West Cross, Swansea, City & County Of Swansea, SA3 5AE

**£99,999**

This charming two-bedroom- ground floor retirement apartment, nestled in a purpose-built and meticulously maintained complex, offers the perfect blend of comfort, convenience, and affordability for those aged 55 years and over.

One of the standout features of this property is its privileged location. Situated in close proximity to the sea front promenade, you can enjoy leisurely strolls along the beach, relishing the gentle sea breeze and picturesque views. The convenient locale also places you within easy reach of various amenities, including shops, restaurants, and medical facilities, ensuring all your essential needs are met with utmost ease.

What truly sets this apartment apart is the unique co-ownership arrangement. Available for sale on a 70/30 co-ownership basis with Coastal Housing, this property presents an exceptional opportunity to secure



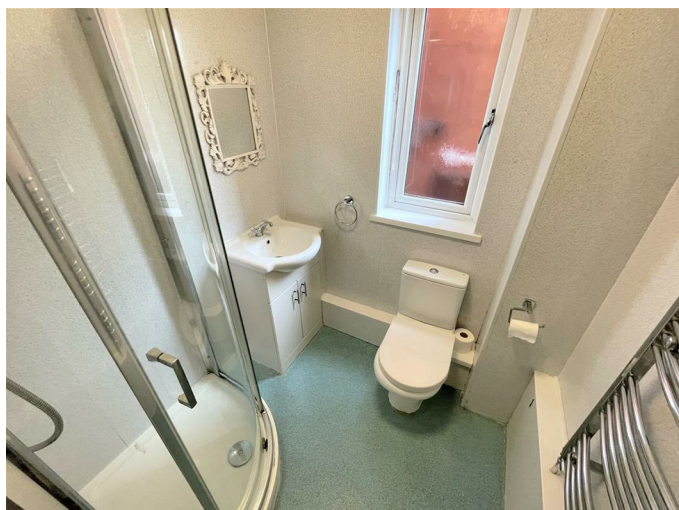
### Entrance

Via a hardwood door into the hallway.

### Hallway

With a door to the airing cupboard. Door to shower room. Door to the kitchen. Door to the lounge. Doors to bedrooms. Radiator.

### Shower Room 5'11" x 6'3" (1.821 x 1.916)



With a frosted double glazed window to the front. Corner shower cubicle. Low level w.c. Wash hand basin. Chrome heated towel rail.

### Kitchen 10'6" x 7'10" (3.208 x 2.410 )



With a double glazed window to the rear. The kitchen is fitted with a range of base and wall units, running

work surface incorporating a stainless steel sink and drainer unit. Four ring hob with extractor hood over. Integral oven & grill. Space for fridge/freezer. Space for washing machine. Part tiled walls.

### Lounge 15'11" x 10'5" (4.858 x 3.196)



With two double glazed windows to the rear. Radiator.

### Lounge





### Bedroom One 11'9" x 10'2" (3.594 x 3.110)



With a double glazed window to the front. Radiator. Doors to built in wardrobes.

### Bedroom Two 8'5" x 7'4" (2.576 x 2.236)



With a double glazed window to the front. Radiator.

### External

There are communal gardens at the complex as well as allocated parking for one vehicle.

### Grounds



### Grounds



## Grounds



## Grounds



## Council Tax Band

Council Tax Band - D

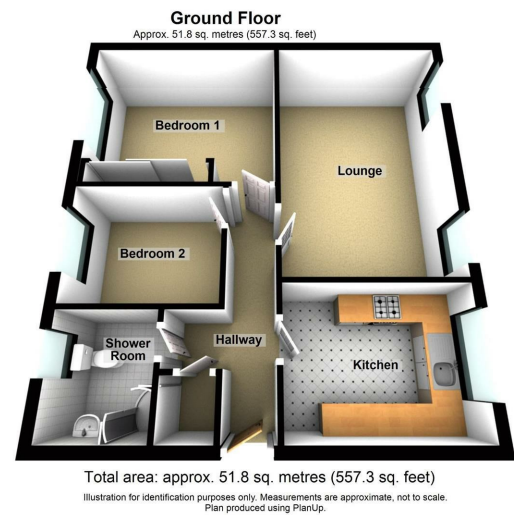
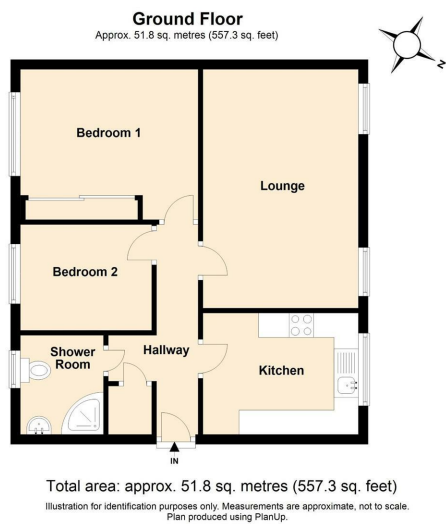
Council Tax Estimate - £1,782

## Tenure

Leasehold.



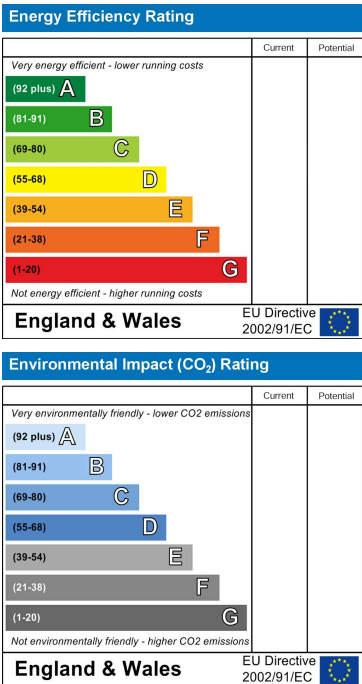
Floor Plan



Area Map



Energy Efficiency Graph



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