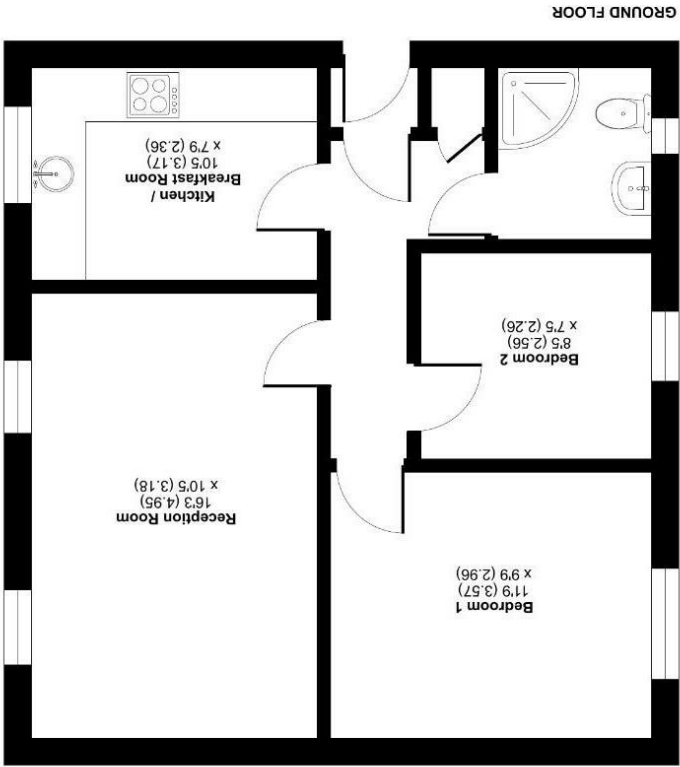


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

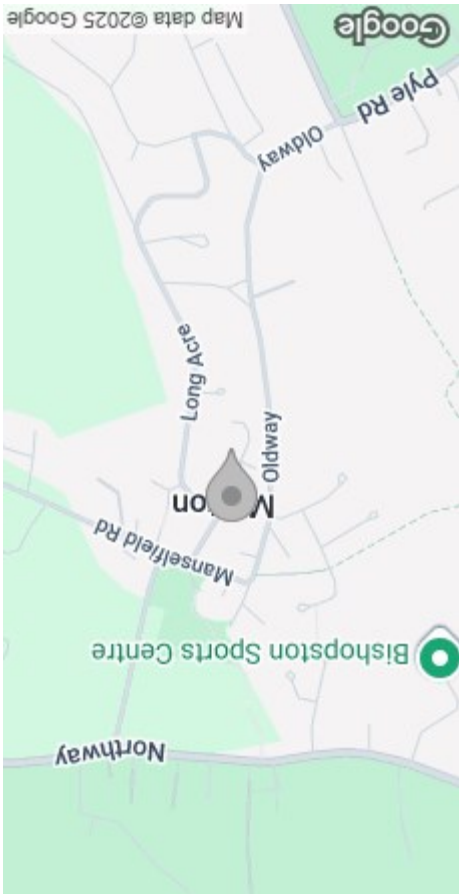
ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating Dimensional Property Measurement Standards (IPMS2 Measurement). © Redroom 2025. Produced for Dawson's Property. REF: 1374360



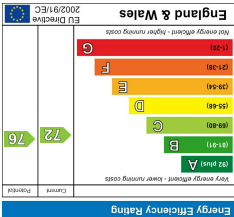
Tudor Court, Murton, Swansea, SA3

Approximate Area = 554 sq ft / 51.4 sq m
For identification only - Not to scale

FLOOR PLAN



AREA MAP



EPC



GENERAL INFORMATION

Located in the heart of the friendly Murton Village community, this well-presented two-bedroom ground floor apartment offers comfortable and convenient living within a purpose-built retirement complex for residents aged 55 and over.

The property features a spacious reception room, a fitted kitchen, two well-proportioned bedrooms, and a modern shower room. Being situated on the ground floor provides easy access, making it ideal for those seeking single-level living in a secure and peaceful environment.

Residents benefit from close proximity to local amenities, including shops, doctors' surgery, pubs, and excellent bus routes, all just a short stroll away.

This is a wonderful opportunity to enjoy independent living within a welcoming community, with everything you need right on your doorstep.

FULL DESCRIPTION

Entrance Porch

Hallway

Kitchen / Breakfast Room
10'5 x 7'9 (3.18m x 2.36m)

Reception Room
16'3 x 10'5 (4.95m x 3.18m)

Bedroom 1
11'9 x 9'9 (3.58m x 2.97m)

Bedroom 2
8'5 x 7'5 (2.57m x 2.26m)

Bathroom

Parking
Parking is available to residents.



Tenure
Leasehold
Lease term: 99 year lease with 59 years remaining. Start date 24/06/1986 to 24/06/2085.
Ground Rent: £499.20 annually
Service Charge: £1,804.93 annually

Council Tax Band
B

EPC - C

Services
Mains gas, electric, water and drainage.
There is a water meter.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.