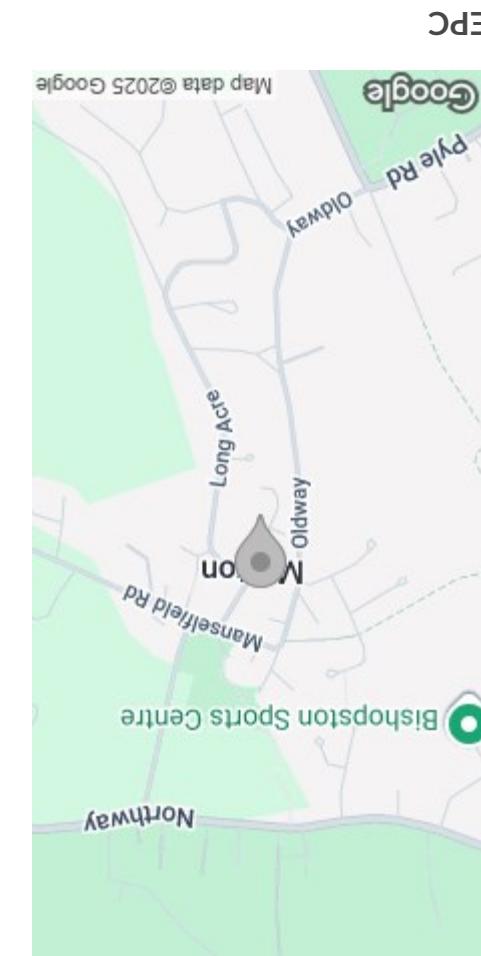


These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

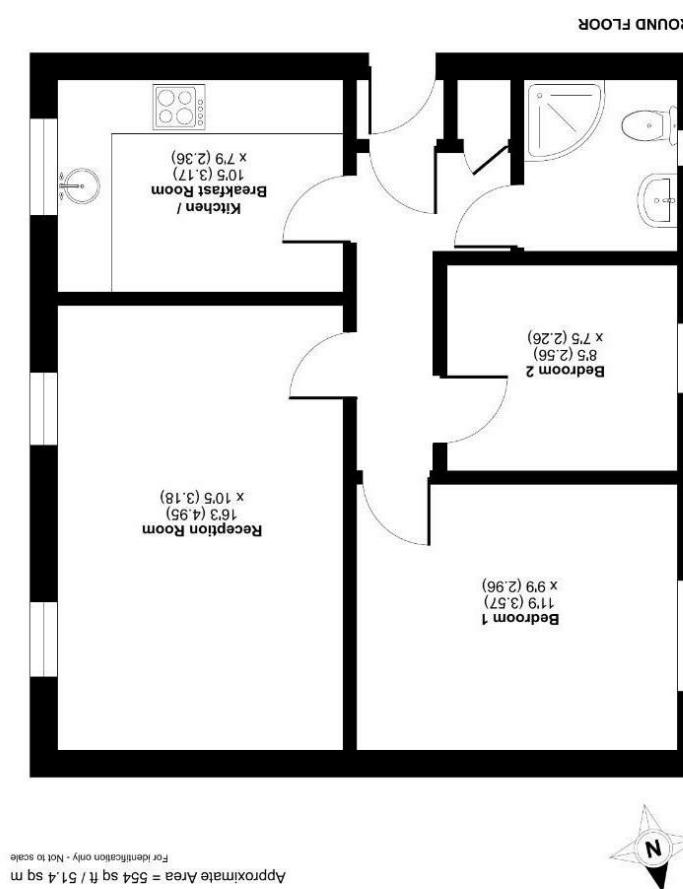
77 Newton Road, Swansea, SA3 4BN  
T 01792 367301 E mu@dawsonsproperty.co.uk



**DAWSONS**  
ALL THINGS PROPERTY



AREA MAP



Tudor Court, Murton, Swansea, SA3

FLOOR PLAN



**12 Tudor Court**  
Murton, Swansea, SA3 3BB  
Asking Price £85,000



## 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)

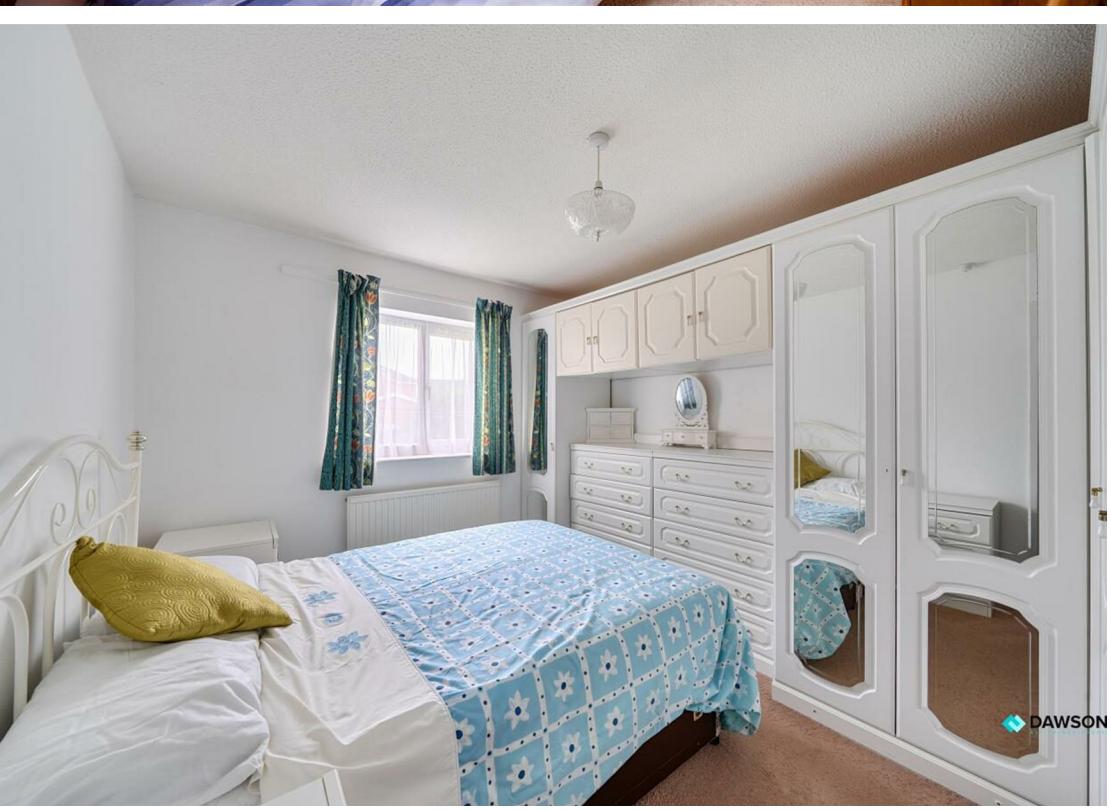
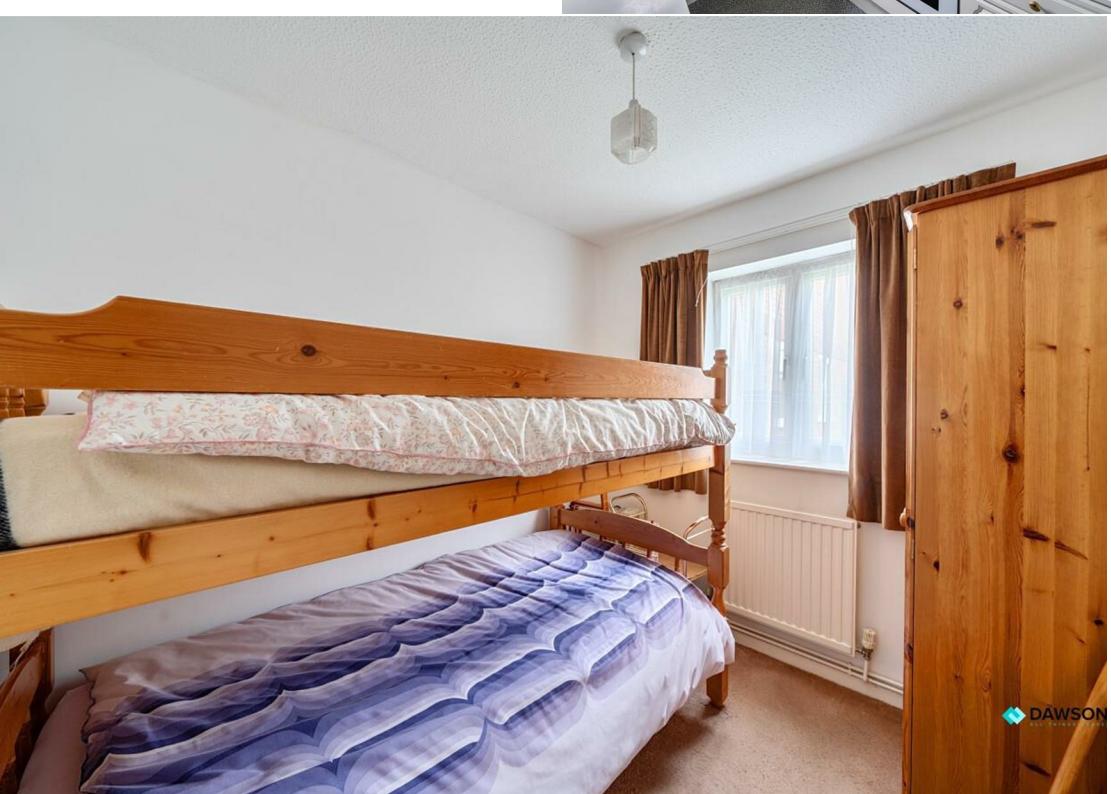
**Bedroom 1**  
11'9 x 9'9 (3.58m x 2.97m)

**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.