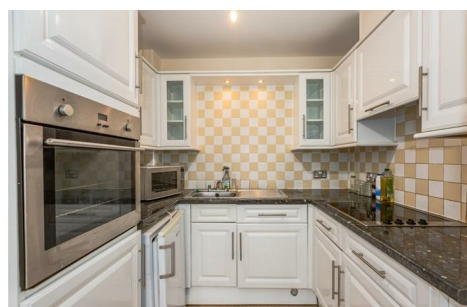




39 Willow Court

Mayals, Swansea, SA3 3JB

Asking Price £59,950



FULL DESCRIPTION

Entrance

Open Plan Kitchen / Living Room / Diner

20'9" x 10'0" (6.33 x 3.07)

Bedroom

12'9" x 9'8" (3.9 x 2.96)

Bathroom

Tenure

125 year lease with 103 years remaining. Starting date 5/07/2011 to 11/10/2129

Service charge is £5503.88. Ground rent is £396.60 per annum.

Telephone £124.98 per quarter. (This is compulsory)

Broadband is optional at a cost of £66.90 per quarter

There is the option to reserve a parking space for an annual fee of £150.

Council Tax Band

D

EPC - B

Services

Mains electric, water and drainage.

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.

AREA MAP




FLOOR PLANS

GROUND FLOOR



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		83	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



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