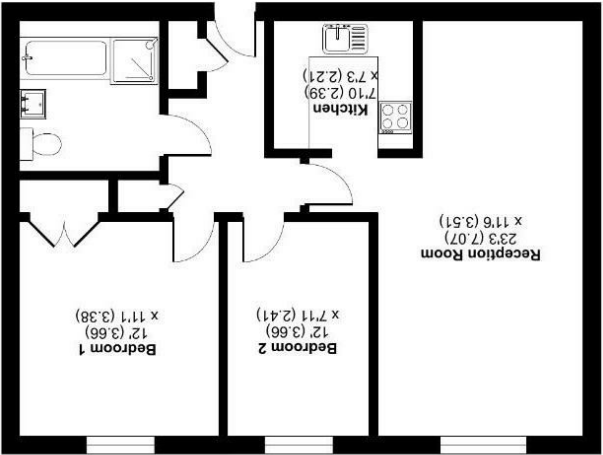
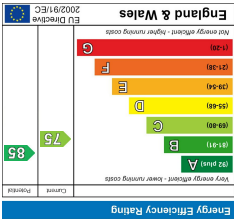


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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 International Property Measurement Standards (IPMS2 Measurements). © Redroom 2025.  
Produced for Dawson's Property. REF: 1265340



Willow Court, Clyne Common, Swansea, SA3  
Approximate Area = 731 sq ft / 68 sq m  
For identification only - Not to scale



EPC

FLOOR PLAN

AREA MAP





GENERAL INFORMATION

A delightful, first floor two bedroom retirement apartment. Situated in the well maintained and popular complex 'Willow Court' on Clyne Common. The complex enjoys many features including restaurant, coffee shop, hairdresser, function suite and well kept communal gardens. The accommodation itself briefly comprises: entrance hallway, open plan lounge into dining room, modern fitted kitchen (including built in washer/dryer, dishwasher and fridge), two bedrooms with the master bedroom benefitting from fitted wardrobes, and a bathroom with level access accessible shower.

Additional benefits include: on site house manager, care line system, lift access, telephone entry system, alarm system and car park offering both residents and visitor parking. Services such as laundry, cleaning, handyman, cooked lunch delivery and care services are also available by arrangement with Willow Court.

FULL DESCRIPTION

Entrance Hall

Reception Room  
23'3 x 11'6 (7.09m x 3.51m)

Kitchen  
7'10 x 7'3 (2.39m x 2.21m)

Bedroom 1  
12' x 11'1 (3.66m x 3.38m)

Bedroom 2  
12' x 7'11 (3.66m x 2.41m)

Bathroom

Parking  
Parking is available at this property via communal parking spaces.



**Tenure**  
Leasehold - Lease Start Date  
10/10/2004 - 11/10/2129 Lease Term  
125 Years, 104 years remaining  
Ground Rent - £264.32 per annum  
Service Charges - £5,905.00 per year,  
paid in quarterly payments

**Council Tax Band**  
E

EPC - C

**Services**  
Mains, electric, water & drainage.  
Broadband can be arranged via Willow  
Court Management. Please refer to  
Ofcom checker for further information.  
The current sellers have advised there  
are no known restrictions or issues with  
mobile coverage. Please refer to Ofcom  
checker for further information.

