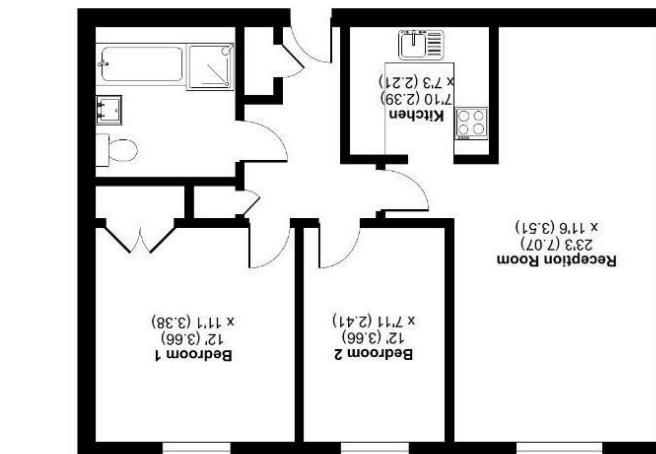


EPC



AREA MAP



Willow Court, Clyne Common, Swansea, SA3

FLOOR PLAN



DAWSONS

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)

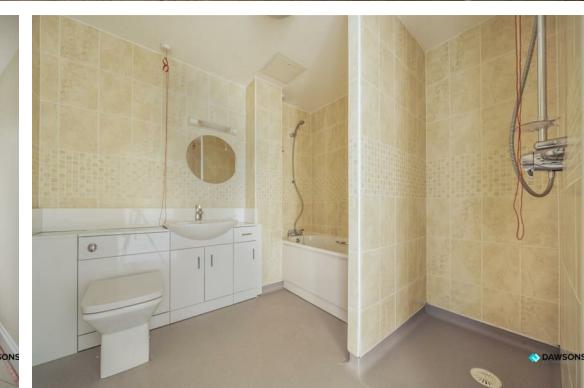
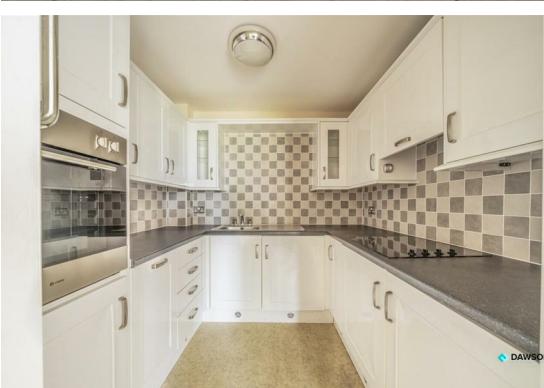
Bedroom 2

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.