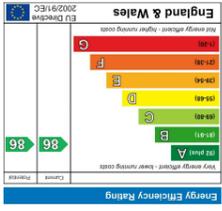




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



EPC



AREA MAP



GROUND FLOOR

FLOOR PLAN



38 Willow Court
 Clyne Common, Swansea, SA3 3JB
 Offers Over £80,000



GENERAL INFORMATION

Nestled on the first floor of the beautifully maintained and highly sought-after 'Willow Court' complex on Clyne Common, this delightful two-bedroom retirement apartment offers both comfort and convenience. The residence is part of a vibrant community setting, complete with an array of excellent amenities to enjoy, including a cosy restaurant, a welcoming coffee shop, an on-site hairdresser, a versatile function suite, and well-tended communal gardens. For ease of access, the complex features a lift serving all floors, making each level readily accessible. The apartment itself is thoughtfully laid out, featuring two spacious bedrooms, a bright bathroom, a fully fitted kitchen, and an inviting lounge/dining area. Viewings are highly recommended to fully appreciate all that this wonderful home and community have to offer. Please note, this apartment is available to those aged 55 and over, with the added convenience of being sold with no onward chain.

EPC B

FULL DESCRIPTION

Entrance

Hallway

Bathroom

Bedroom One

11'1" x 10'9" (3.38 x 3.28)

Bedroom Two

10'0" x 7'1" (3.05 x 2.16)

Lounge/Diner

21'4" x 11'1" (6.50 x 3.38)

Kitchen

7'8" x 6'7" (2.34 x 2.01)



Tenure

Leasehold - 125 year lease from 11th October 2004 with 104 years remaining.

Annual service charge £6,830.64.

Annual ground rent £99.65.

Telephone £124.98 per quarter. (This is compulsory)

Broadband is optional at a cost of £66.90 per quarter

Council Tax Band

E

Services

Mains water, drainage and electricity, no gas

Broadband is available via 'Village System' supplied by Willow Court, likewise for the telephone.

The current owners are not aware of any issues or restrictions for mobile phone coverage. Please refer to Ofcom checker for further information.

