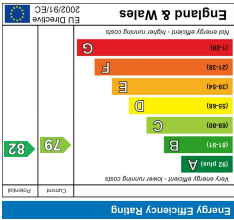


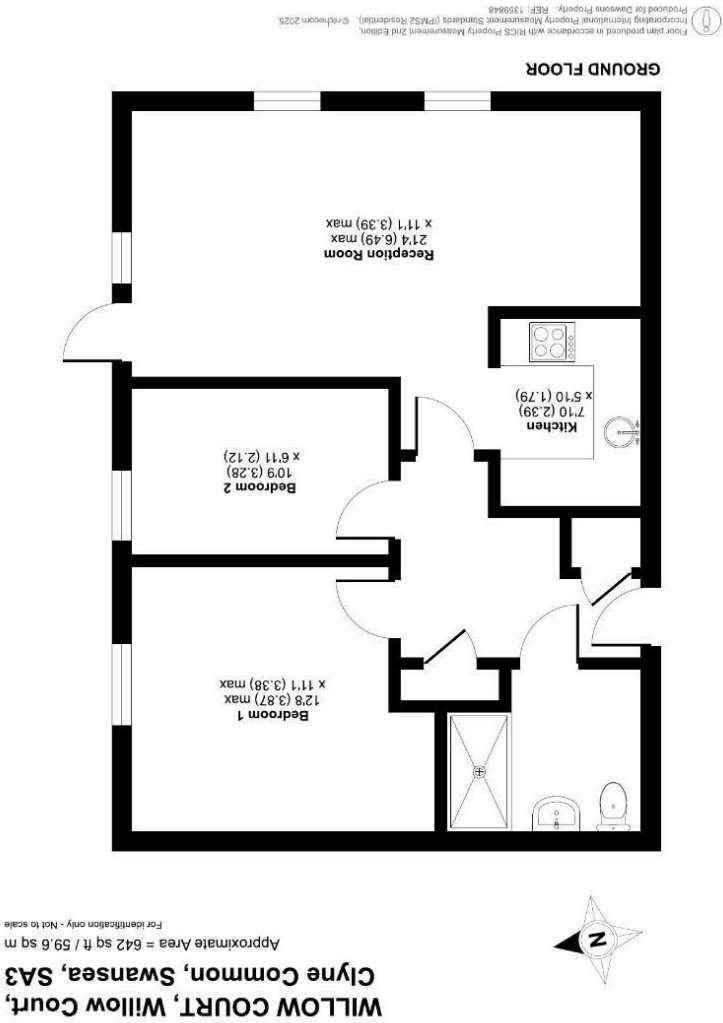
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EPC



AREA MAP



FLOOR PLAN



5 Willow Court
Clyne Common, Swansea, SA3 3JB
Asking Price £90,000

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GENERAL INFORMATION

Located on the ground floor corner apartment 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 bedrooms, a bathroom, a fully fitted kitchen, and an inviting lounge/dining area with doors leading out to the communal gardens providing the perfect spot to sit out and relax.

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.

FULL DESCRIPTION

Entrance Hall

Reception Room
21'4 max x 11'1 max (6.50m max x 3.38m max)

Kitchen
7'10 x 5'10 (2.39m x 1.78m)

Bedroom 1
12'8 max x 11'1 max (3.86m max x 3.38m max)

Bedroom 2
10'9 x 6'11 (3.28m x 2.11m)

Bathroom



Parking
There is visitors parking available.
There is a cost of £150 per annum for a allocated parking space.

Tenure
Leasehold
125 year lease from 11th October 2004. 104 years remaining.
Annual Ground rent is £398.60
Annual service charge for the period 01/05/25 to 30/04/2026 is £7,339.36

Council Tax Band
This property is currently council tax exempt.

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Services
Mains electric, water & drainage.
Broadband is available via Willow Court Management company. Please refer to the Ofcom checker for further coverage information.
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.