



25 Willow Court

Clyne Common, Swansea, SA3 3JB

Offers Over £80,000



FULL DESCRIPTION

Entrance

Hallway

6.50m x 3.35m

Open Plan Lounge/Dining Area

21'04 x 11' (6.50m x 3.35m)

Kitchen

7'07 x 5'10 (2.31m x 1.78m)

Bedroom 2

10'09 x 6'11 (3.28m x 2.11m)

Bedroom 1

11'01 x 10'09 (3.38m x 3.28m)

Bathroom

7'11 x 6'09 (2.41m x 2.06m)

Tenure

Leasehold - 125 year lease from 11th October 2004 with 105 years remaining.

Annual service charge £6,830.64. Annual ground rent £398.60.

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 electric, water & drainage. No Gas. Communal broadband is available via site. Please refer to Ofcom checker for further coverage information.

AREA MAP



FLOOR PLANS

GROUND FLOOR



DAWSONS PROPERTY SERVICES

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	82
(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	

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