



25 Willow Court

Clyne Common, Swansea, SA3 3JB

Asking Price £89,950



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 £5905.00. Annual ground rent £264.32.

Telephone £117.45 per quarter. (This is compulsory)

Broadband is optional at a cost of £62.88 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



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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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