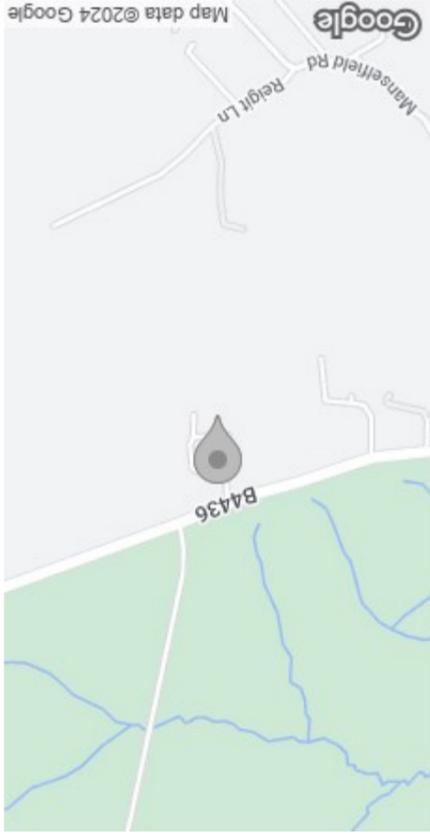


EPC



AREA MAP

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.

While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should not be used as a guarantee or a contract. The services, repairs and appliances shown have not been inspected and no guarantee is made with respect to their condition or operation.



GROUND FLOOR

FLOOR PLAN



71 Willow Court
 Clyne Common, Swansea, SA3 3JB
Chain Free £100,000



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, two bedrooms and a bathroom. Additional benefits include: on site house manager, care line system, lift access, laundry room, telephone entry system, alarm system and car park offering both residents and visitor parking. Age restriction: 55 years and over. No Chain. Council Tax Band - E. Leasehold - 125 year lease 11/10/2004 - 11/10/2129. Ground Rent - £ 200 p.a for 1st 10 years then £264.30 p.a for next 10 years. Service Charges - £4,444.76 p.a paid quarterly. EPC - B.

FULL DESCRIPTION

Entrance

Enter via front door into:

Hallway

10'3 x 6'2 (3.12m x 1.88m)

Built in cupboard housing hanging space. Further built in cupboard housing hot water tank and shelving. Rooms off.

Lounge/Dining Area

23'1 x 11'4 widest point (7.04m x 3.45m widest point)



Lounge

15'6 x 11'4 (4.72m x 3.45m)

Double glazed windows to rear providing an abundance of natural light, creating a bright and airy feel with wonderful countryside views. Wall mounted electric heater. Open plan into:

Dining Area

7'20 x 7'8 (2.13m x 2.34m)

Space to accommodate dining table. Opening into:

Kitchen

7'10 x 7'2 (2.39m x 2.18m)

Fitted with a range of wall and base units with complementary work surfaces over incorporating stainless steel sink and drainer unit with mixer tap. Integrated appliances include washing machine, dishwasher, fridge/freezer, eye level electric oven and four ring electric hob with extractor over. Part tiled walls.

Bedroom One

11'8 x 11'0 (3.56m x 3.35m)

Double glazed window to rear enjoying countryside views. Built in wardrobes. Wall mounted electric heater.

Bedroom Two

11'8 x 7'8 (3.56m x 2.34m)

Double glazed window to rear enjoying countryside views. Wall mounted electric heater.

Bathroom

8'2 x 7'7 (2.49m x 2.31m)

Four piece suite comprising low level W.C with concealed cistern and wash hand basin both set within a vanity unit, panel bath with shower attachment over along with a separate wet room style walk in shower. Wall mounted electric towel rail. Tiled walls.

External

The property benefits from allocated parking space and beautifully maintained communal gardens.

