



## 38 Maxime Court

Sketty, Swansea, SA2 9FB

Asking Price £89,950



## FULL DESCRIPTION

### COMMUNAL ENTRANCE

Enter via secure intercom system or key access into communal entrance hallway offering access to stairs and lift, communal lounge, gardens, guest suite, laundry and refuse rooms.

### ENTRANCE

Enter via wooden door into:

### HALLWAY

Coving, built in sizeable airing cupboard housing water tank, doors off to:

### LOUNGE

19'6" x 11'1" (5.936 x 3.371)

Upvc double glazed window to rear enjoying a pleasant outlook over communal garden, coving, wall mounted electric storage heater, wooden glass panel double doors into:

### KITCHEN

7'7" x 7'2" (max) (2.312 x 2.183 (max))

Fitted with a range of wooden wall and base units incorporating work surface over, set in stainless steel sink and drainer, built in electric oven and grill, four ring electric hob with extractor hood over, space for low level fridge and freezer, coving, wall mounted electric heater, Upvc double glazed window to rear over looking communal gardens, ceramic wall tiles, vinyl floor covering.

### BEDROOM

13'6" (min) x 8'9" (max) (4.124 (min) x 2.669 (max))

Upvc double glazed window to rear offering a pleasant leafy green outlook over communal gardens, coving, built in wardrobes, wall mounted electric storage heater.

### SHOWER ROOM

6'11" x 5'7" (2.098 x 1.690)

Three piece suite comprising low level WC, vanity unit wash hand basin, aero in shower cubicle with mixer shower over, coving, extractor fan, wall mounted electric heater, ceramic wall tiles, vinyl floor covering.

### EXTERNAL

Boasting attractive communal gardens with patio and lawn areas with an abundance of matures shrubs, trees and bushes. With communal parking to front with a first come first serve parking system.

### LEASE DETAILS

TENURE: LEASEHOLD

GROUND RENT: £175 PER 6 MONTHS

MAINTENANCE : £1,046.22 PER 6 MONTHS

## AREA MAP



## FLOOR PLANS



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		81	74
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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