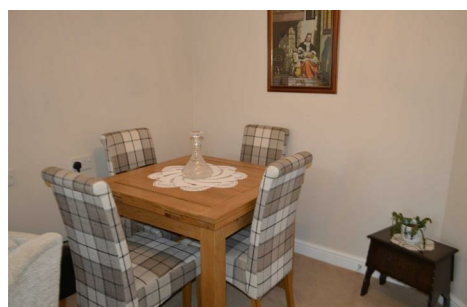




28 Maxime Court

Sketty, Swansea, SA2 9FB

Asking Price £87,500



FULL DESCRIPTION

Communal Entrance

Entry via secured intercom system or key access into:

Communal Area

Offering access to stairs and lift, communal lounge and gardens, a guest suite, and the laundry and refuse rooms.

Entrance

Enter via secure door into:-

Hallway

Coved ceiling, door into airing cupboard with shelving and housing hot water/pressure tank.

Doors into:

Lounge

19'7" x 10'7" (5.97 x 3.23)

UPVC double glazed window to side, Coved ceiling and electric storage heater.

Double doors into:-

Kitchen

8'3" max x 7'5" (2.53 max x 2.28)

Fitted with a range of modern grey wall and base units with marble effect work surfaces over, set in stainless steel sink and drainer, integrated electric oven, four ring electric hob with extractor hood over, integrated microwave and fridge freezer, UPVC double glazed window to side, coved ceiling, modern white ceramic splash back wall tiles, electric heater and vinyl floor covering.

Bedroom One

13'1" max x 9'1" (4.00 max x 2.79)

UPVC double glazed window to side, coving, electric storage heater, large built-in double wardrobe

Shower Room

6'10" x 5'6" (2.09 x 1.69)

Fitted with a modern white three-piece suite comprising low-level WC, Wash hand basin with vanity unit, step in shower cubicle, coved ceiling, modern ceramic wall tiles, extractor fan, and towel radiator.

External

Attractive communal gardens offering patio seating area and an abundance of very well maintained floral beds and bushes.

On-Site parking that is available on a First-Come, First-Served Basis.

N.B.

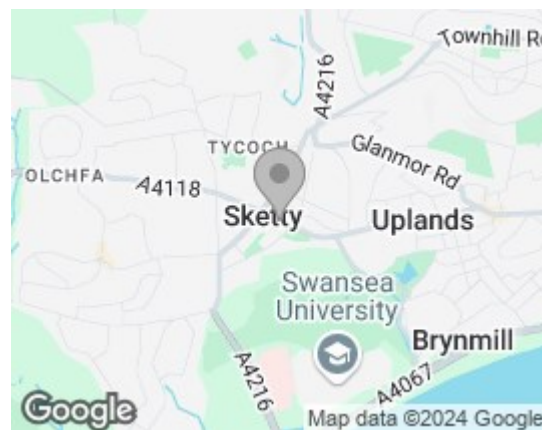
Tenure: Leasehold - 125 years from April 2001.

Ground Rent: £350.00 per annum.

Service Charge: £1271.25 per 6 months

Council Tax Banding: C

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. This 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) A			
(81-91) B			
(69-80) C			
(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	

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.



90 Gower Road, Sketty, Swansea, SA2 9BZ

T 01792 299655 E sk@dawsonsproperty.co.uk

[W dawsonsproperty.co.uk](http://dawsonsproperty.co.uk)

