



## 49 Maxime Court

Sketty, Swansea, SA2 9FB

Offers Around £70,000



## FULL DESCRIPTION

### THIRD FLOOR

#### COMMUNAL ENTRANCE

Enter via secured intercom system or key access into:-

#### COMMUNAL ENTRANCE HALLWAY

Offering access to stairs and lift, communal lounge, gardens, guest suite, laundry and refuge rooms

#### ENTRANCE

Enter via wooden door into:-

#### HALLWAY

Coved ceiling, storage, cupboard and wall mounted intercom system.

#### LOUNGE/DINING ROOM

20'3" x 10'7" (6.18m x 3.23m)

UPVC double glazed window to rear overlooking the communal garden, coved ceiling, wall mounted electric fire with wooden surround and wall mounted electric heater.

#### KITCHEN

7'6" x 5'9" (2.29m x 1.77m)

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer, built in electric oven with four ring electric hob with extractor fan over, splash back tiles, coved ceiling, uPVC double glazed window to rear.

#### BEDROOM

15'8" x 9'1" (4.78m x 2.79m)

uPVC double glazed window to rear, coved ceiling, loft access, fitted wardrobes, wall mounted electric heater.

#### SHOWER ROOM

Three piece suite comprising shower cubicle, low level w.c., wall mounted wash hand basin with vanity unit under, coved ceiling, tiled walls, wall mounted towel heater.

#### Tenure - Leasehold

LEASEHOLD: 125 years from 1 April 2001.

GROUND RENT: £350 per annum

MAINTENANCE CHARGE: £3,000 APPROX

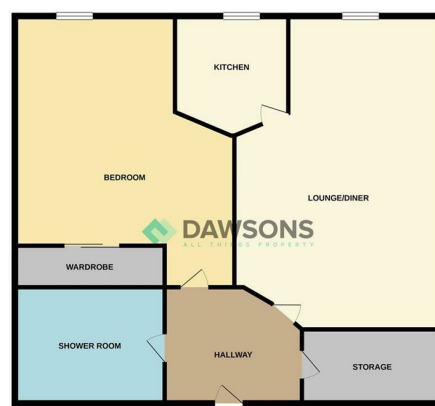
#### Council Tax Band - C

## AREA MAP

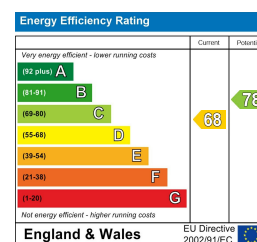


## FLOOR PLANS

GROUND FLOOR



## EPC



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