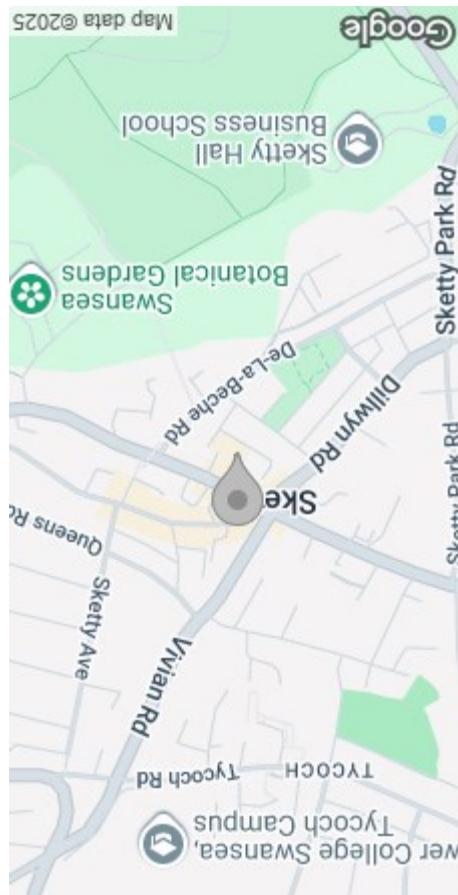


These particular statements, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contact. In defining Purchasers should not rely on them as representations by themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation of warranty in respect of the property.

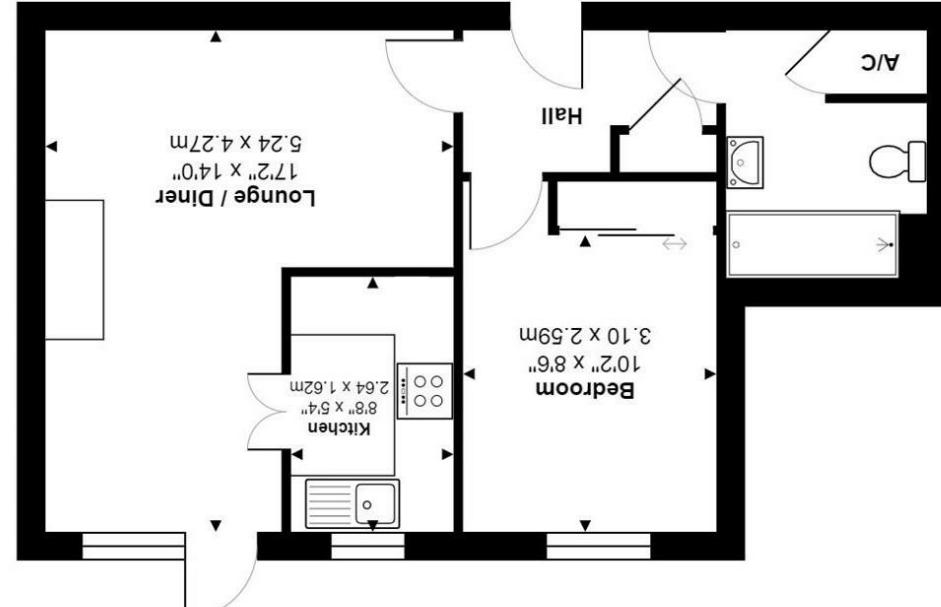
EPC



## AREA MAP

All measurements are approximate and for identification purposes only.  
We have made every effort to ensure that measurements and details are accurate.  
However, they are only an approximate guide and the property details  
cannot be guaranteed for accuracy, as such, they should be checked by a solicitor before any contract.

9, Maxime Court, Gower Road, Sketty, SA2 9FB



## FLLOOR PLAN



## Flat 9 Maxime Court

Sketty, Swansea, SA2 9FB

Asking Price £84,000



## GENERAL INFORMATION

Welcome to this charming retirement apartment located in Maxime Court in the convenient area of Sketty, Swansea. This delightful property boasts a cosy reception room, perfect for relaxing.

Set on the lower ground floor the property benefits from its own entrance door, as well as a communal access through the main building. Comprising of hallway, lounge/dining room, kitchen, and shower room.

Situated in a tranquil retirement setting, this apartment offers a serene and secure environment for those looking to enjoy their golden years in comfort. The location provides easy access to local amenities, ensuring that all your daily needs are met effortlessly.

Don't miss out on the opportunity to own this lovely retirement apartment in Sketty. Embrace a relaxed lifestyle in a beautiful setting - book a viewing today and envision the peaceful life that awaits you in this charming property in Maxime Court.

EPC: B

COUNCIL TAX BANDING: C

TENURE: Leasehold 104 years remaining

GROUND RENT: £774.41 per annum (Monthly payment £177.90)

MAINTENANCE CHARGE: £4196.82 Per annum (Half yearly payment £2098.41)

## FULL DESCRIPTION

### COMMUNAL HALLWAY

Offering access to stairs and lift, communal lounge and garden, guest suite, laundry and refuse room.

### HALLWAY

### LOUNGE/DINING ROOM

17'2" max x 13'10" max (5.24m max x 4.24m max)

### KITCHEN

8'7" x 5'3" (2.64m x 1.62m)

### BEDROOM

10'2" x 8'5" (3.10m x 2.59m)

### SHOWER ROOM

### COMMUNAL GARDENS

### SERVICES



Mains electrics. Mains sewerage. Mains water. Mobile phone and Broadband can be found via Ofcom Checker. There is no gas at the property and heating and water is gained via electric