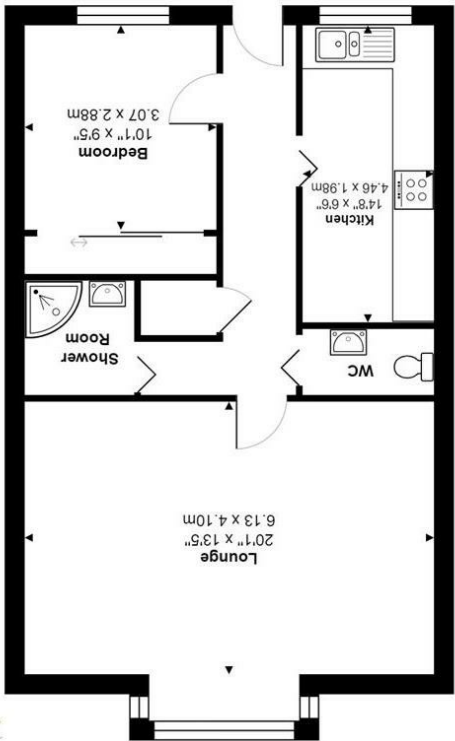


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

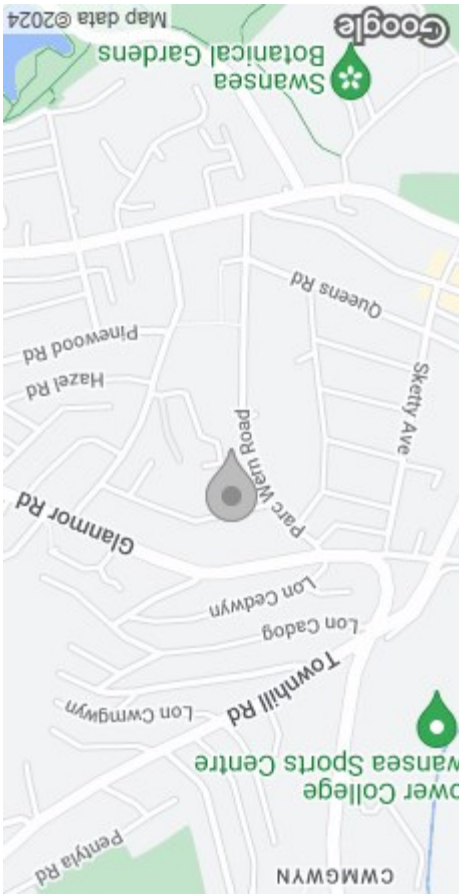
All measurements are approximate and for identification purposes only. However, they are only an approximate general guide and the property details. We have made every effort to ensure that measurements and details are accurate. cannot be guaranteed for accuracy, as such, they should be checked by a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

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Approximate Total Area: 656 ft² ... 61.0 m²



FLOOR PLAN



AREA MAP

23 Runnymede  
Sketty, Swansea, SA2 0QF  
Asking Price £90,000



GENERAL INFORMATION

Welcome to this charming apartment located in the peaceful area of Runnymede, Sketty, Swansea. This first-floor flat offers a cosy retreat for those looking to enjoy comfort and style.

As you step inside, you are greeted by a well-appointed lounge/dining room, perfect for relaxing or entertaining friends and family. The fitted kitchen is a delightful space where you can unleash your culinary skills and prepare delicious meals.

The apartment boasts a lovely bedroom, providing a tranquil sanctuary for rest and relaxation. The shower room with a separate W/C offers convenience and privacy for your daily routines.

Outside, you will find a communal garden where you can take leisurely strolls, enjoy the fresh air, and soak up the natural surroundings.

Don't miss this opportunity to own a lovely flat in a desirable location. Contact us today to arrange a viewing and start envisioning your peaceful retirement in this wonderful property.

location 70/30 Shared Ownership with Coastal 55 years and Over.

COUNCIL TAX BANDING - D

FULL DESCRIPTION

ENTRANCE

HALLWAY

KITCHEN  
14'7" x 6'5" (4.46m x 1.98m)

BEDROOM  
10'0" x 9'5" (3.07m x 2.88m)

LOUNGE/ DINING ROOM  
20'1" x 13'5" (6.13m x 4.10m )

SHOWER ROOM

CLOAKROOM



**SERVICES**  
This property has a 70/30 Shared Ownership with Coastal 55 years and Over.  
Lifts and stairs to all floor.  
EPC -  
COUNCIL TAX BANDING - B  
TENURE - LEASEHOLD - 60 Years remaining - Every time a property is sold a new 60 year lease is created

**SERVICE CHARGE**  
ANNUAL SERVICE - £791,40 which is reviewed each year  
The amount of Service Charge shall be certified by the Landlords accountants at the end of each financial year and if such charge shall be greater than the sum paid in advance in any year of the term by the tenant, the balance shall be payable with service charge for the ensuing year.  
Service Charge Includes  
The cost and expense of maintenance of the structure exterior and common parts of the property and reasonable provision for a reserve against expenditure on maintenance and repairs and replacements.  
The expense of lighting cleaning and heating the areas used in common by the Tenant and other Tenants and the Landlords.  
The cost of maintaining and repairing for the lift  
The rates taxes and other outgoings (including insurance of risk other than structure and contents) payable upon the premises not separately occupied by the Tenant.  
The expense of insurance in accordance with the provisions hereof and of insurance of the parts used in common and such contents as are for the use in common by all Tenants.