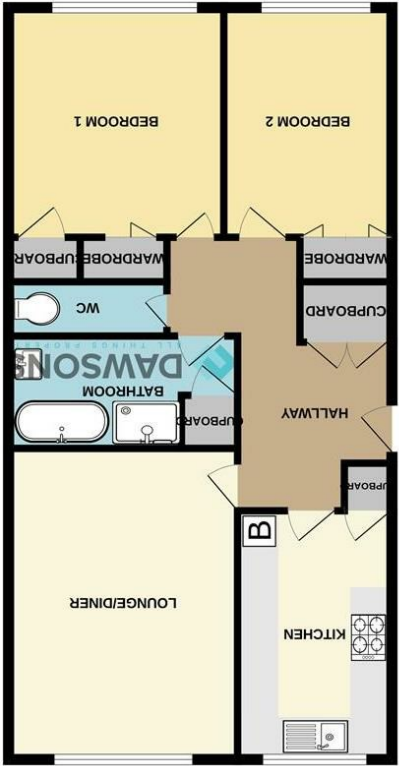


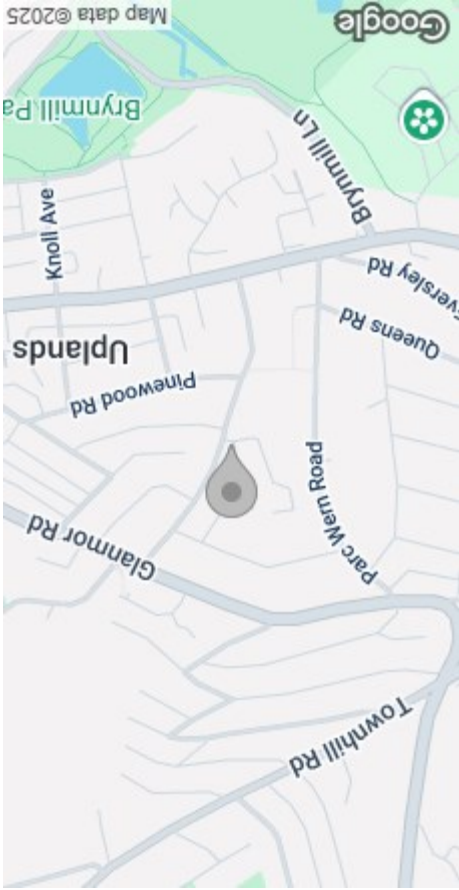
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Whilst every attempt has been made to ensure the accuracy of the information contained herein, measurements of rooms, windows, doors and other details are approximate and should be used as a guide only. All dimensions are given in metres and rounded up to the nearest millimetre. The information is provided for guidance only and should not be relied upon for any purpose. The information is provided for guidance only and should not be relied upon for any purpose. The information is provided for guidance only and should not be relied upon for any purpose.



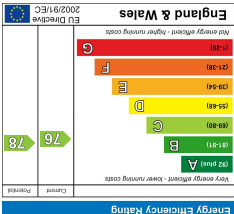
GROUND FLOOR

FLOOR PLAN



AREA MAP

EPC



GENERAL INFORMATION

CHAIN FREE Welcome to Long Oaks Court in the charming area of Sketty, Swansea! This delightful spacious apartment offers a cosy retreat set in a quiet residential area. Situated in a purpose-built building, this ground floor apartment comprises of; Lounge/Dining room, modern fitted Kitchen, two double bedrooms, Bathroom with separate shower and W.C. Ample storage. The apartment provides a comfortable living space perfect for individuals looking for a peaceful abode. One of the perks of this property is the allocated parking space available for one car and additional visitors car parking space at the rear of the flat, ensuring that you never have to worry about finding a spot after a long day out. One of the highlights of this location is its proximity to Singleton Park, a picturesque green space ideal for leisurely strolls or picnics on sunny days. Additionally, Swansea University is nearby, making this apartment a great option for students or academics looking for a convenient place to call home. Long Oaks Court is a fantastic opportunity for those seeking a well-located, well-designed apartment in the heart of Sketty. Don't miss out on the chance to make this lovely apartment your new home! EPC - C
TENURE: Leasehold with a 189 year lease from 6/9/2017 with 138 years remaining
GROUND RENT: £35.00 (this is reviewed annually)
ANNUAL SERVICE CHARGE £1,682.38
COUNCIL TAX BANDING - C

FULL DESCRIPTION

GROUND FLOOR

HALLWAY

STORAGE CUPBOARD

LOUNGE/DINER

16'9" x 12'2" (5.11 x 3.72)

KITCHEN

13'0" x 8'2" (3.98 x 2.51)

BEDROOM 1

12'3" x 12'0" (3.75 x 3.67)

BEDROOM 2

11'10" x 8'3" (3.62 x 2.52)

BATHROOM

WC



EXTERNAL

Communal gardens to the rear and 1 allocated parking space. Visitor parking is available.

SERVICES

Mains electrics. Mains sewerage. Mains water. Mobile phone and Broadband can be found via Ofcom Checker.

