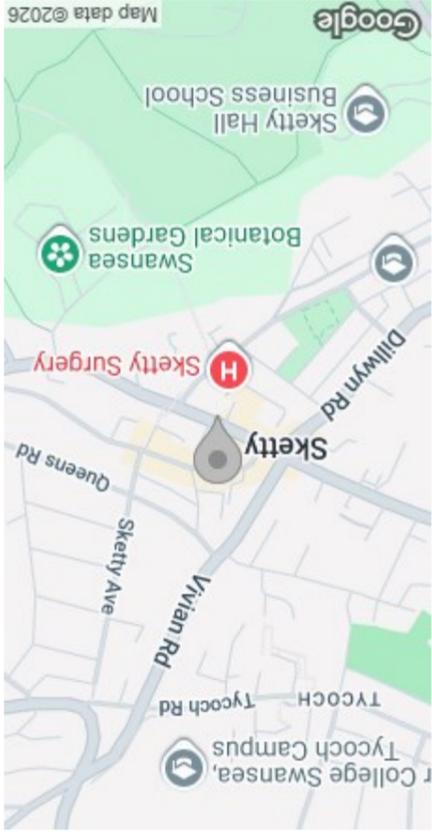


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

While every attempt has been made to ensure the accuracy of the floorplan contained therein, measurement discrepancies may occur. The floorplan is provided as a guide only and should not be relied upon for legal purposes. The floorplan is provided as a guide only and should not be relied upon for legal purposes.

EPC



AREA MAP



GROUND FLOOR

FLOOR PLAN



Flat 35 Maxime Court, Gower Road
 Sketty, Swansea, SA2 9FB
Offers Over £50,000



GENERAL INFORMATION

NO CHAIN - This well maintained, first floor, one-bedroom retirement apartment is ideally situated within walking distance of Sketty Cross.

The apartment features a welcoming hallway, a comfortable lounge, a well-equipped kitchen, a spacious double bedroom, and a bathroom. Notable advantages include UPVC double glazing, electric storage heaters, communal parking, and beautifully landscaped gardens with a patio seating area. The complex also offers a communal lounge and kitchen, refuse services, a laundry room, and a guest suite.

Conveniently located with easy access to local amenities, regular bus routes, and both Singleton Park and Hospital, this property truly combines comfort and convenience. A viewing is highly recommended to fully appreciate the prime location and generous layout of this lovely apartment.

EPC: C
COUNCIL TAX BANDING: C
TENURE: LEASEHOLD - 125 YEAR LEASE WITH APPROX. 101 YEARS REMAINING
GROUND RENT: £387.20 per annum
MAINTENANCE CHARGE: TBC

FULL DESCRIPTION

COMMUNAL ENTRANCE

Enter via secured intercom system or key access into:-

COMMUNAL HALLWAY

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

ENTRANCE HALLWAY

HALLWAY

LOUNGE

19'7" x 10'8" (5.97 x 3.27)

KITCHEN

7'2" x 7'5" (2.2 x 2.28)

BEDROOM

13'5" x 9'0" (4.09 x 2.76)



BATHROOM

EXTERNAL

Communal gardens to the rear. Car park which is operate on a first come first served basis.

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

