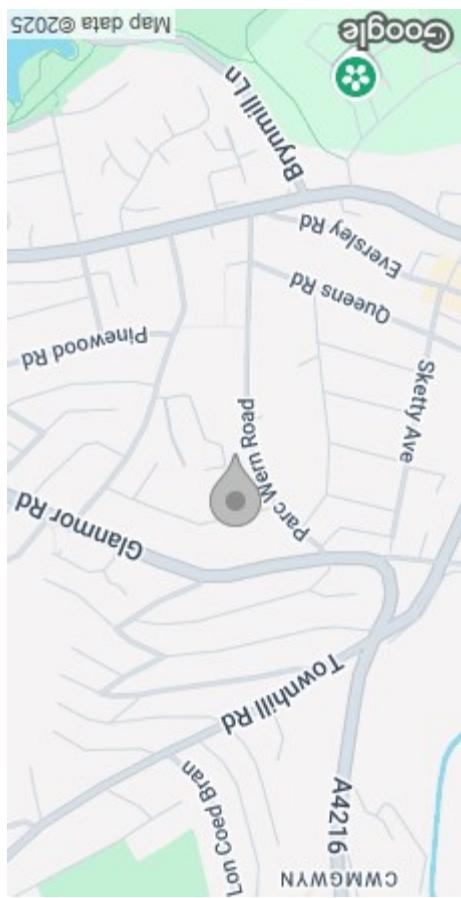
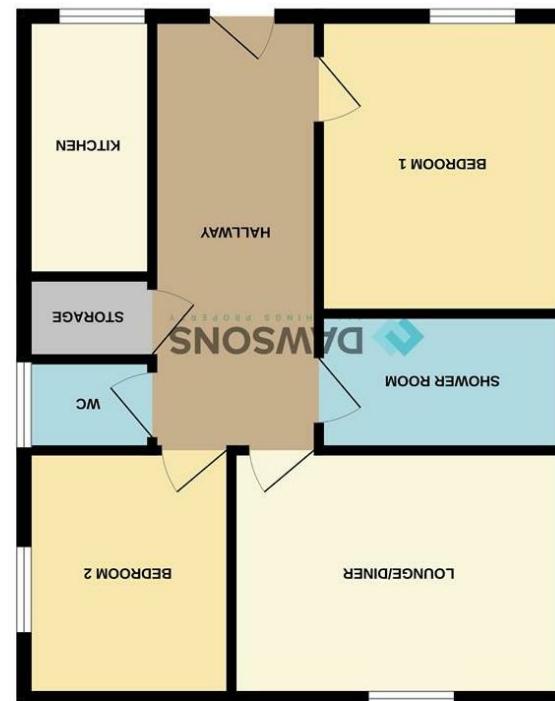


These particularists, whilst best believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract; indemnifying Purchasers should not rely on them as representations by themselves by implication or otherwise as to their accuracy. No person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

EPC



## AREA MAP



52 sq. ft. (51.3 sq.m.) approx.

## FLOOR PLAN



## 29 Runnymede

Sketty, Swansea, SA2 0QF

Asking Price £99,950





**DAWSONS**  
THE FINANCIAL  
ADVISORS

## GENERAL INFORMATION

CHAIN FREE!! A fantastic opportunity to view this beautiful two bedroom fourth floor apartment with sea views from the Lounge and Bedroom 2 and is ideally located at the heart of Sketty. This lovely home would make an ideal downsize retirement move.

It briefly comprises of Entrance Hallway, Lounge, Fitted kitchen, Two bedrooms, Bathroom and separate WC. Benefits include: uPVC Double Glazing, Gas Central Heating, Storage Facility, Service Lift, very attractive and well kept communal gardens.

It offer easy access to local amenities and bus routes with Singleton Park, Hospital and Sketty Cross just a short drive/bus ride away.

Viewing is recommended to appreciate this apartments great location and bright and airy feel.

This property has a 70/30 Shared Ownership with Coastal 55 years and Over.

EPC - D  
COUNCIL TAX BANDING - B  
TENURE - LEASEHOLD - 60 Years remaining - Every time a property is sold a new 60 year lease is created  
ANNUAL SERVICE CHARGE - £791.40 which is reviewed each year



## FULL DESCRIPTION

### FOURTH FLOOR

#### ENTRANCE

Enter via a uPVC double glazed glass panelled door into:



**BEDROOM ONE**  
12'2" x 9'4" (3.72 x 2.85)  
UPVC double glazed window to front, fitted wardrobe, coved ceiling, radiator.

**KITCHEN**  
12'3" x 6'5" (3.74 x 1.98)  
Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer with mixer taps, plumbed for washing machine, cooker point, splash back tiles, coved ceiling, wall mounted boiler, uPVC double glazed window to front.

**EXTERNAL**  
Communal Gardens with patio area, mature shrubs and trees and service lift.

**SERVICES**  
This property has a 70/30 Shared Ownership with Coastal 55 years and Over.  
Lifts and stairs to all floor.  
EPC - D  
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 the warden's salary and emoluments provision of accommodation for the warden and all other costs in connection with the provision of the warden service.

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.

