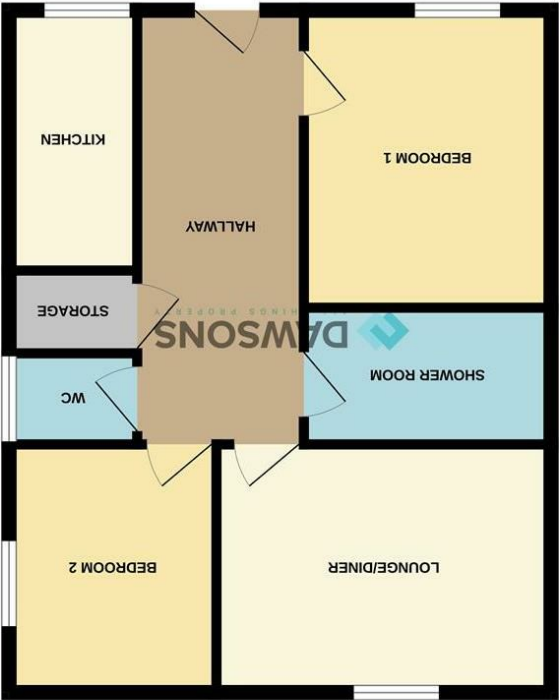
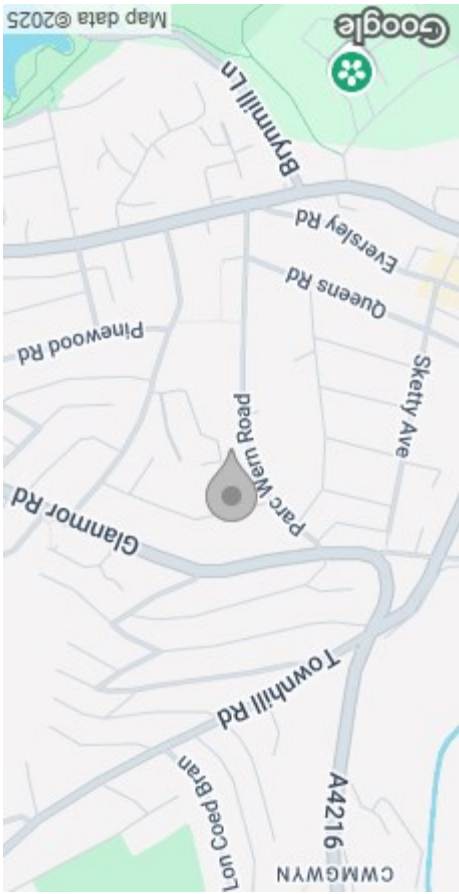


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

TOTAL FLOOR AREA: 552 sq ft (51.3 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the above measurements, measurements of rooms and other areas are approximate and responsibility is placed on the user. All dimensions are given in feet and inches and should be used as a guide only. No guarantee is made as to the accuracy of the measurements.



GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



AREA MAP

FLOOR PLAN



29 Runnymede
Sketty, Swansea, SA2 0QF
Asking Price £99,950

2 1 1 D

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:

HALLWAY

Storage cupboard.

LOUNGE

13'9" x 13'0" (4.21 x 3.97)
UPVC double glazed window to rear, coved ceiling, radiator.

BEDROOM TWO

UPVC double glazed window to side, coved ceiling, radiator.

W/C

Low level w/c, uPVC double glazed window to side.

SHOWER ROOM

Two piece suite comprising, shower cubicle, pedestal wash hand basin, splash back tiles, radiator.



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 outgoing (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.

