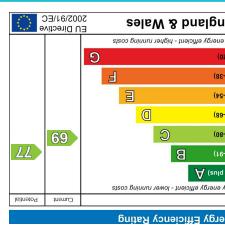


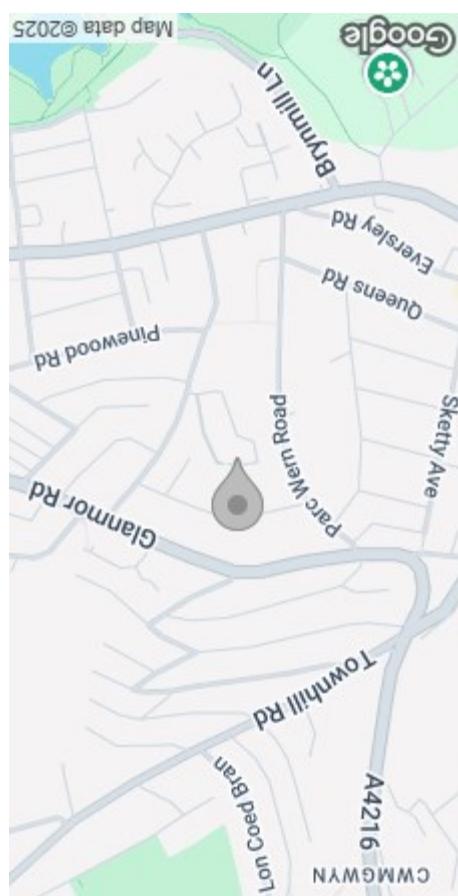


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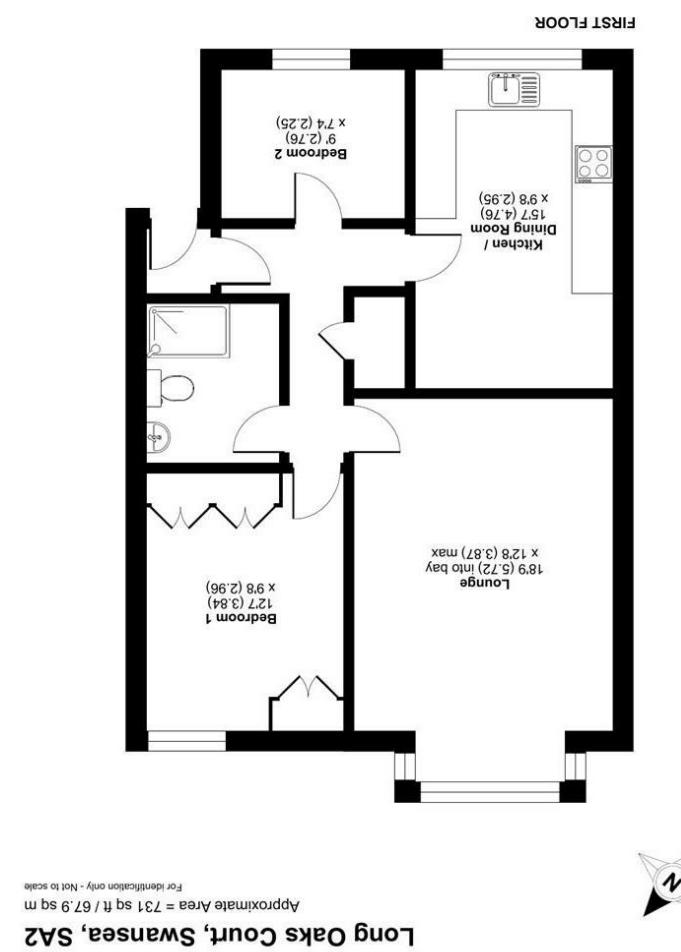


Produced by Dawson's Property EPC: 1363967  
Floor plan produced in accordance with RICS Property Measurement 2nd Edition  
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### EPC



### AREA MAP



### FLOOR PLAN



### 65 Long Oaks Court

Sketty, Swansea, SA2 0QH

Asking Price £130,000



**DAWSONS**  
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## GENERAL INFORMATION

No Onward Chain.

Offered to the market is this Spacious ground Floor Two Bedroom Apartment ideally located in a quiet and well kept cul-de-sac location within Sketty, offering easy access to the nearby amenities at Sketty Cross and Uplands, and a close distance to Singleton hospital, Singleton park and Swansea University.

The apartment comprises: Hallway, Lounge, Kitchen / Diner, Two Bedrooms and Shower Room.

Benefitting from double glazing, electric storage heating, built-in storage facilities and an allocated parking space at the rear.

This would be ideal as a First Time Buy, Investment or Downsizing Purchase.



## FULL DESCRIPTION

### GROUND FLOOR

#### ENTRANCE HALL

##### LOUNGE

18'9" into bay x 12'8" (5.72 into bay x 3.87)



##### KITCHEN/DINING ROOM

15'7" x 9'8" (4.76 x 2.95)



##### BEDROOM 1

12'7" x 9'8" (3.84 x 2.96)

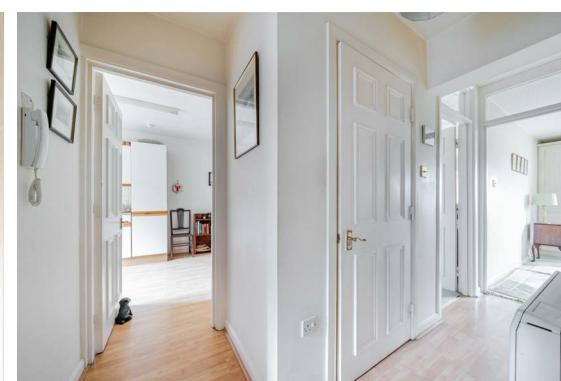
##### BEDROOM 2

9'0" x 7'4" (2.76 x 2.25)

#### SHOWER ROOM

#### EXTERNAL

Communal gardens and seating areas.



#### PARKING

1 allocated parking space and visitor bays.

#### TENURE

Lease Term - 110 years from 31 December 2019

Lease Term Remaining - 104 years

Ground Rent - £250.00 per annum

Management - Long Oaks Court

Management LTD

Service Charge - £1600.00 per annum - reviewed yearly

#### EPC

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#### COUCIL TAX

C

#### SERVICES

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

