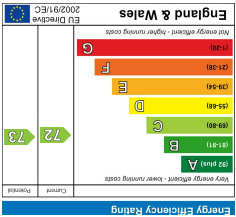
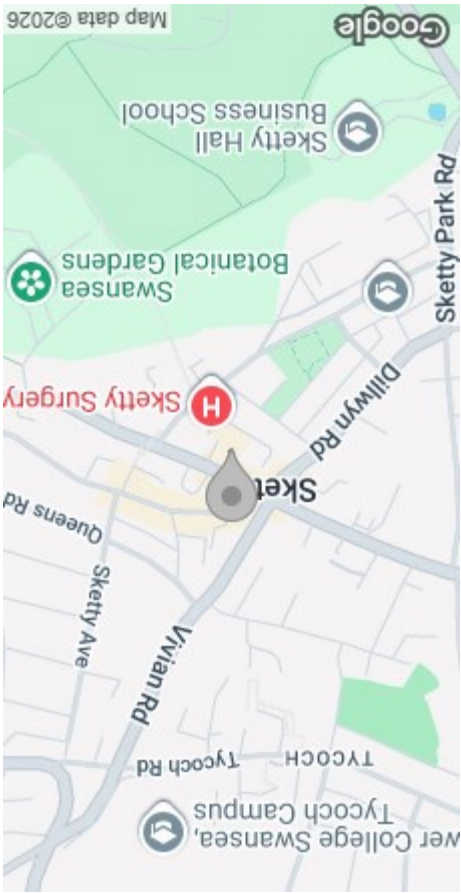




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### EPC



### AREA MAP

While every attempt has been made to ensure the accuracy of the description contained here, measurements of rooms, fixtures and fittings should be taken as approximate only and should not be relied upon for any purpose. The description is intended to provide a general outline only for guidance and does 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.



### FLOOR PLAN



7 Maxime Court  
Sketty, Swansea, SA2 9FB  
Offers Around £75,000





GENERAL INFORMATION

A Well-Appointed One Bedroom Apartment in the Heart of Sketty – Maxime Court

Located on the lower ground floor of the popular Maxime Court development, this one double bedroom apartment offers secure, comfortable living for residents aged 60 and over. Perfectly positioned in the vibrant hub of Sketty, it provides easy access to local shops, bus routes, and amenities right on your doorstep.

Maxime Court is a purpose-built development designed to offer peace of mind, with a dedicated house manager on-site during daytime hours and a 24-hour emergency care line for added reassurance.

The accommodation comprises: a private entrance hallway with a large built-in airing cupboard/storage, a spacious lounge/diner with doors opening directly onto beautifully maintained landscaped gardens, a fitted kitchen, bathroom and a generous master bedroom complete with fitted wardrobes.

Residents also enjoy the use of various communal facilities including a welcoming lounge, kitchen area, laundry room, and a guest suite for visiting family or friends. Parking for residents is available.

An ideal opportunity for those seeking independent living in a supportive, community-focused environment.

FULL DESCRIPTION

COMMUNAL ENTRANCE

COMMUNAL HALLWAY

ENTRANCE TO APARTMENT

HALLWAY

LOUNGE

19'6" x 11'0" (5.967 x 3.353)

KITCHEN

7'7" x 7'7" (widest point) (2.330 x 2.333 (widest point))

BEDROOM

13'6" x 8'9" (4.122 x 2.677)

BATHROOM

EXTERNAL

Communal gardens and parking.



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

TENURE

Leasehold - 125 years from 1st April 2001 - with 100 years remaining  
Ground Rent £774.00 per annum  
Service Charge £4,142 per annum and reviewed yearly

EPC

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COUNCIL TAX

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