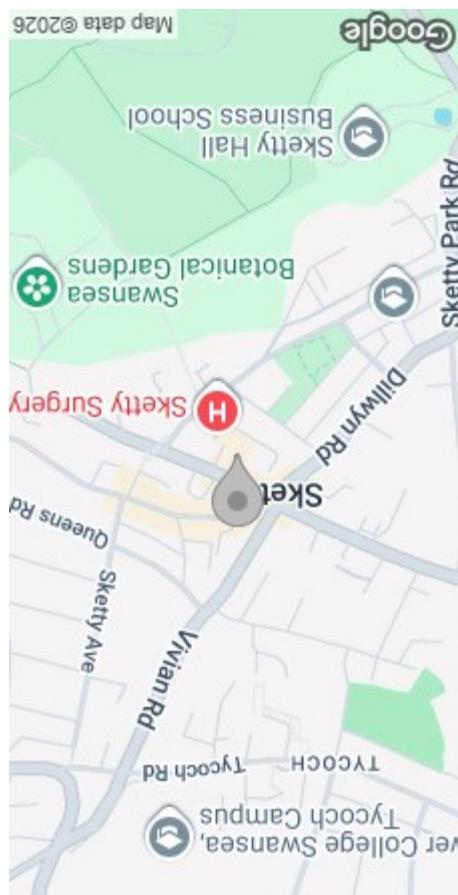


These particular, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intermediary Purchasers should not rely on them as statements by themselves by inspection of fact, but must satisfy the authority to make of give any representation in respect of the property.

EPC



AREA MAP



FLOOR PLAN



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



The logo for Dawsons, featuring a stylized teal and light blue diamond shape above the company name.

DAWSONS

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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