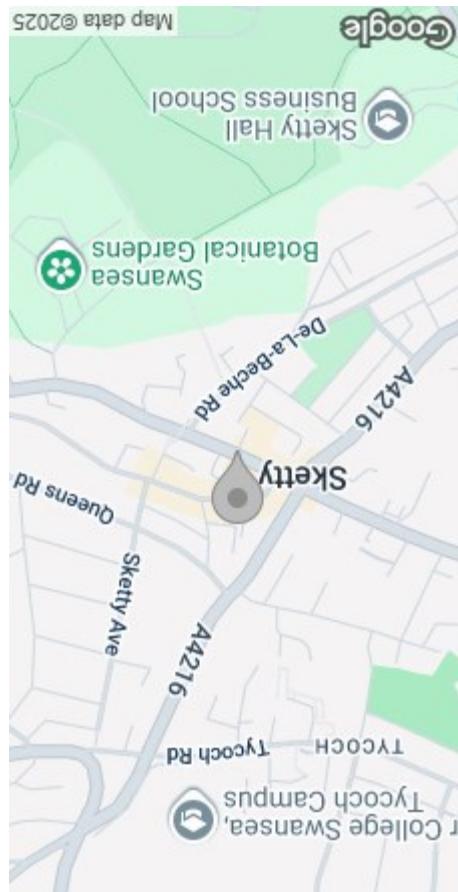
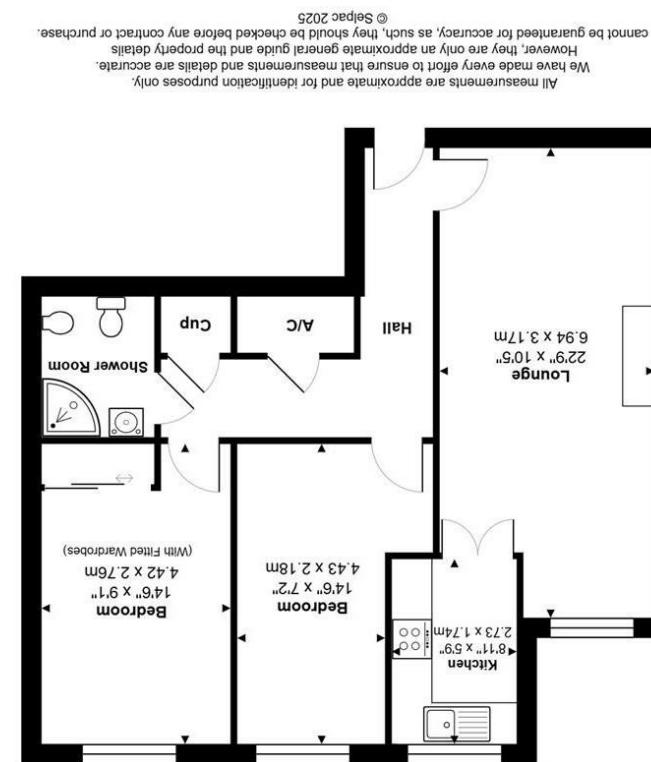


These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

EPC



AREA MAP



32, Maxime Court, Gower Road, Sketty, SA2 9FB

FLOOR PLAN



32 Maxime Court, Gower Road

Sketty, Swansea, SA2 9FB

Offers Over £110,000



GENERAL INFORMATION

*** No Onward Chain ***

An opportunity to acquire this TWO DOUBLE BEDROOM first floor, over 60's, Retirement Apartment located in the ever popular area of Sketty.

This property comprises of Hallway, Lounge/dining room, Kitchen, Two Bedrooms and Shower Room. Benefiting from uPVC double glazing, electric storage heaters, communal parking, attractive communal gardens enjoying an abundance of beautiful mature shrubs, trees and bushes, a patio seating area and it's own independent access.

The complex benefits from a communal lounge and kitchen area, laundry room and handy guest suite. Within close distance of local shops, amenities, Singleton Park, Singleton Hospital and a regular bus service.

EPC - B

COUNCIL TAX BANDING - D

TENURE - LEASEHOLD - 125 year lease from April 2001, 102 years left approx.

GROUND RENT - £907.16 PER ANNUM WITH A GROUND RENT REVIEW IN 2045

SERVICE CHARGE - £6214.74 PER ANNUM WHICH IS REVIEWED ANNUALLY

FULL DESCRIPTION

COMMUNAL ENTRANCE

Enter via secured intercom system or key access into:-



COMMUNAL HALLWAY

Offering access to stairs and lift, communal lounge, kitchen, garden, guest suite, laundry and refuse room.



ENTRANCE INTO APARTMENT

HALLWAY

LOUNGE/DINING ROOM

22'9" x 10'4" (6.94 x 3.17)



KITCHEN

8'11" x 5'8" (2.73 x 1.74)

SHOWER ROOM



BEDROOM 1

14'6 x 9'1 (4.42m x 2.77m)

BEDROOM 2

14'6 x 7'2 (4.42m x 2.18m)

EXTERNAL

Communal gardens to the rear. Car park which is operate on a first come first served basis.

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

