

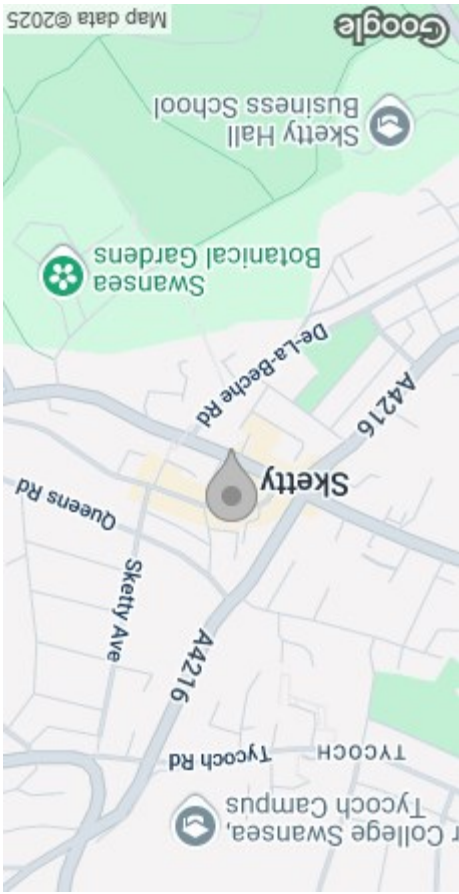
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While every attempt has been made to ensure the accuracy of the figures contained herein, measurement of rooms, windows, rooms, etc. may differ from those shown on the plan and the purchaser is advised to verify the same by actual measurement. The figures are approximate and should not be relied upon as a guarantee of accuracy. The figures are approximate and should not be relied upon as a guarantee of accuracy. The figures are approximate and should not be relied upon as a guarantee of accuracy.



GROUND FLOOR

FLOOR PLAN



AREA MAP

GENERAL INFORMATION

NO CHAIN - This well maintained, first floor, one-bedroom retirement apartment is ideally situated within walking distance of Sketty Cross.

The apartment features a welcoming hallway, a comfortable lounge, a well-equipped kitchen, a spacious double bedroom, and a bathroom. Notable advantages include UPVC double glazing, electric storage heaters, communal parking, and beautifully landscaped gardens with a patio seating area. The complex also offers a communal lounge and kitchen, refuse services, a laundry room, and a guest suite.

Conveniently located with easy access to local amenities, regular bus routes, and both Singleton Park and Hospital, this property truly combines comfort and convenience. A viewing is highly recommended to fully appreciate the prime location and generous layout of this lovely apartment.

EPC: C
COUNCIL TAX BANDING: C
TENURE: LEASEHOLD - 125 YEAR LEASE WITH APPROX. 101 YEARS REMAINING
GROUND RENT: £387.20 per annum
MAINTENANCE CHARGE: TBC

FULL DESCRIPTION

COMMUNAL ENTRANCE

Enter via secured intercom system or key access into:-

COMMUNAL HALLWAY

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

ENTRANCE HALLWAY

HALLWAY

LOUNGE
19'7" x 10'8" (5.97 x 3.27)

KITCHEN
7'2" x 7'5" (2.2 x 2.28)

BEDROOM
13'5" x 9'0" (4.09 x 2.76)



BATHROOM

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

