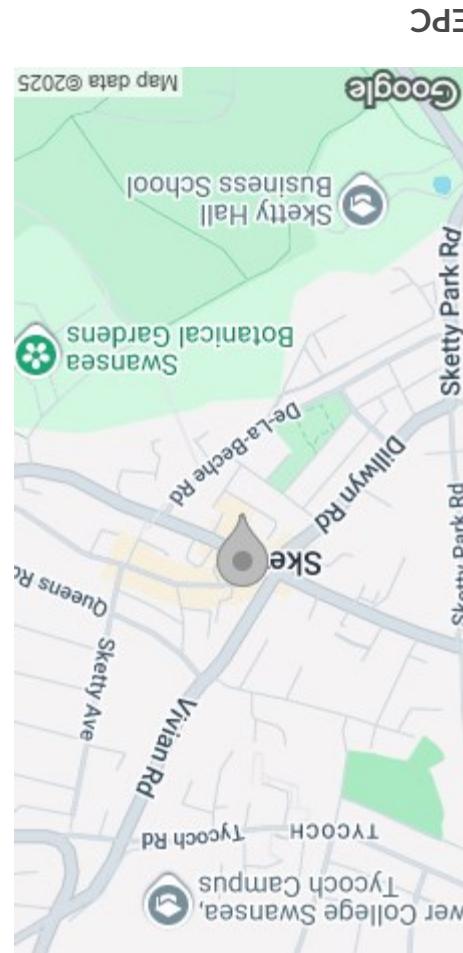


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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AREA MAP



GROUND FLOOR

FLOOR PLAN



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



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Dawsons are pleased to bring to market this welcoming second floor retirement apartment located in the heart of Sketty. Superbly located for shops and amenities.

Maxime Court offers a pleasant and relaxing environment, with communal social lounge, visitors suite, kitchen and laundry room, communal parking, very attractive and beautifully kept communal gardens with patio seating area.

Comprising of a very pleasant and spacious L-Shaped Lounge/Dining room, fitted Kitchen and Bathroom. The many benefits include UPVC double glazing, electric storage heaters, 'Tunstall' pull cords. Viewing highly recommended to appreciate this bright and airy apartment offered with NO CHAIN!

Within the complex it benefits from communal lounge & kitchen, refuse, laundry and guest suite.

EPC: B

COUNCIL TAX BANDING: C

TENURE: Leasehold 101 years remaining

GROUND RENT: £387.20 per half year set until 2045

MAINTENANCE CHARGE: £4196.82 Per annum

FULL DESCRIPTION

ENTRANCE HALL

Coving, airing cupboard with tank.

LOUNGE/DINING ROOM L-SHAPED

Two uPVC double glazed window to front, coving, wooden surround fireplace with coal effect electric fire, storage heater, glazed panelled door to:-

KITCHEN

Fitted with a range of matching wall and base units incorporating work preparation surface with tiled splash back, stainless steel sink unit with drainer, integrated electric hob, oven and extractor fan, space fridge and freezer, uPVC double glazed window to front.



BEDROOM

UPVC double glazed window to front aspect, built in wardrobe with mirrored doors, further fitted wardrobes incorporating chest of drawers, storage heater.

BATHROOM

Suite comprising low level w.c., wash hand basin set in vanity, panelled bath with shower over, tiled walls.

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

PLEASE NOTE

Probate has been granted

