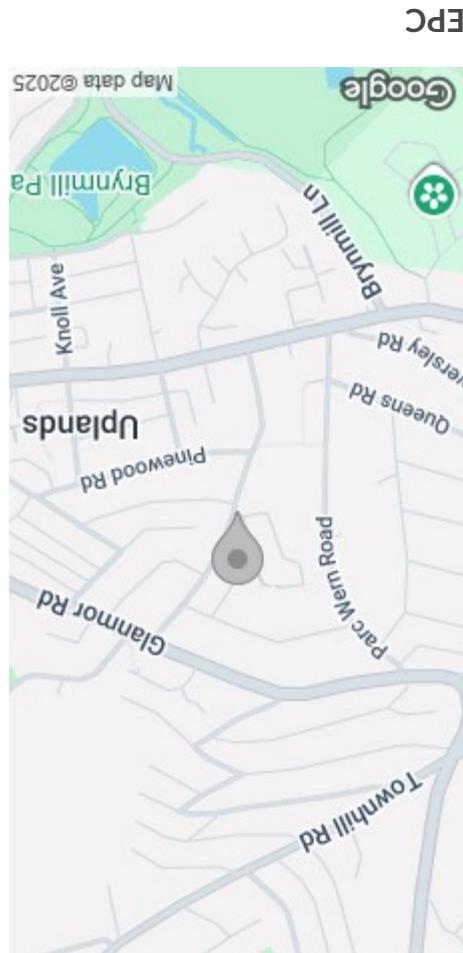


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every effort has been made to ensure the accuracy of the following particulars, no guarantee is given.

as to the operability of energy efficiency.



AREA MAP



FLOOR PLAN



15 Long Oaks Court  
Sketty, Swansea, SA2 0QH  
Offers Around £145,000



## GENERAL INFORMATION

No Onward Chain. Tucked away in a quiet residential setting, this spacious ground floor apartment in Long Oaks Court offers a cosy retreat with everything you need for comfortable living. The property features a bright and airy lounge and dining room, a modern fully fitted kitchen, two double bedrooms, a bathroom with an additional W.C., and ample storage throughout.

Practicality is well taken care of with an allocated parking space for one car, as well as visitors' parking to the rear of the building, making life that little bit easier after a long day out.

The location is another real highlight. Singleton Park is just moments away, providing a beautiful green space for strolls and summer picnics, while Swansea University is also nearby, making the apartment a particularly attractive option for students or academics. Set in the heart of Sketty, you will also enjoy easy access to local shops, cafés, and amenities.

Long Oaks Court is the perfect choice for anyone seeking a comfortable home in a peaceful yet convenient location. Don't miss the chance to make this delightful apartment your own.

## FULL DESCRIPTION

### GROUND FLOOR

#### COMMUNAL ENTRANCE HALL

#### HALLWAY

#### KITCHEN

13'0" x 8'3" (3.98 x 2.53)

#### LOUNGE

16'9" x 12'3" (5.12 x 3.75)

#### BEDROOM 1

12'3" x 12'2" (3.75 x 3.71)

#### BEDROOM 2

11'10" x 8'4" (3.63 x 2.56)

#### SHOWER ROOM

#### ADDITIONAL WC



#### EXTERNAL

Communal gardens to rear. Visitor parking is available.

#### PARKING

1 allocated parking space.

#### TENURE

##### LEASEHOLD

189 year lease from Dec 1973 to Dec 2162

GROUND RENT - Peppercorn

SERVICE CHARGE - £841.19 per half year and renewed annually

#### EPC

C

#### COUNCIL TAX

C

#### SERVICES

Mains gas, electric, water (metered) & drainage.

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as we cannot confirm availability.

