23 Birch Court Sway Road

Morriston, Swansea, SA6 6HU

Offers Around £135,000

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FULL DESCRIPTION

Lounge
21'42 x 10'43 (6.40m x 3.05m)

Bathroom
7'80 x 5'90 (2.13m x 1.52m)

Kitchen
13'26 x 8'50 max (3.96m x 2.44m max)

Bedroom One
17'47 x 9'36 max (5.18m x 2.74m max)

Bedroom Two
14'51 x 9'15 max (4.27m x 2.74m max)

Tenure= leasehold
993 years remaining

Council Tax = B

Summary
Situated in the heart of Morriston, this charming and well maintained two bedroom retirement apartment occupying a first floor location.
Pleasantly presented accommodation.
The lounge with doors to Juliette Balcony which leads to a fitted kitchen with built in appliances.
It has a double bedroom with a large fitted wardrobe with a shower room immediately next door.
The apartment enjoys access to a communal lounge, laundry room, refuse area, guest suite, on-site manager and 24 hour care line.
Local shops, amenities and access to regular bus services and routes (including to the city centre) are literally a short walk away.
We recommend viewing this property to fully appreciate its great condition, prime location and facilities.
This property also offers one allocated car parking space.
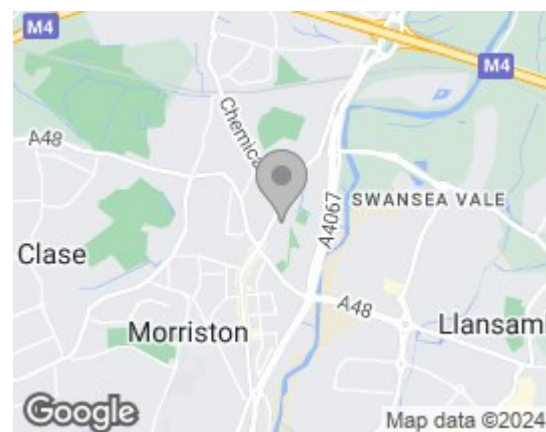Over 55 age limit.
We are advised by the vendor that the property is leasehold for the term of 999 years from 1 June 2016.
Half Yearly Ground Rent Estimate of £247.50
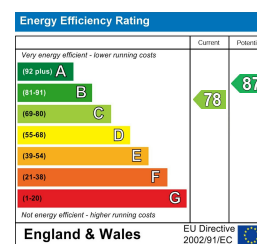Annual Service Charge Estimate of £3910.56
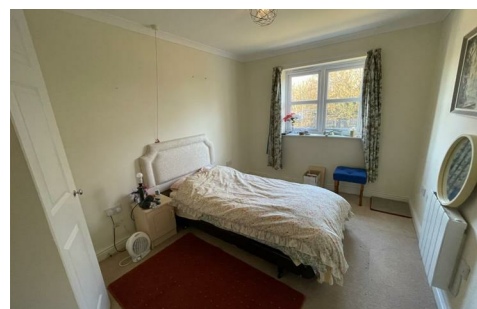Please clarify with your legal advisor.

AREA MAP

FLOOR PLANS

EPC

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 or representations 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.

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