



## Sway Road

Swansea, SA6 6HU

**Offers over £80,000**



Modern one bedroom apartment with lounge/diner, white three piece bathroom, modern fitted kitchen, allocated parking space via a secure gated complex and landscaped communal gardens. There is no onward chain with this property. Ideal retirement opportunity. Viewing recommended.



## The Apartment

### Communal Entrance

Fire door to hallway. Two storage cupboards. Telephone intercom system.

### Bathroom

White three piece suite comprising of low level wc, pedestal wash hand basin and bath with shower over. Splash back tiling to walls. Heated towel rail.

### Lounge/Dining room (19'9 x 11'1)

'L' shaped room with two double glazed French doors with Juliet balcony. Electric heater.

### Bedroom (14'8 x 8'11)

Double glazed window to rear. Two built in double wardrobes. Electric heater.

### Kitchen (11'3 x 8'0)

Modern fitted kitchen comprising of matching wall and base units with over top work surface, stainless steel sink with mixer tap and drainer, tiled splash back, built in 4 ring electric hob and oven, stainless steel fitted extractor fan. Double glazed window to side.

## External

Communal spacious landscaped gardens with lawns and paved seating area.

Remote controlled security gates with allocated parking space.

Intercom entry system with CCTV.

## General Information

Tenure: Leasehold 999 years from 2016, 886 years remaining

Ground Rent: £423.80 per annum

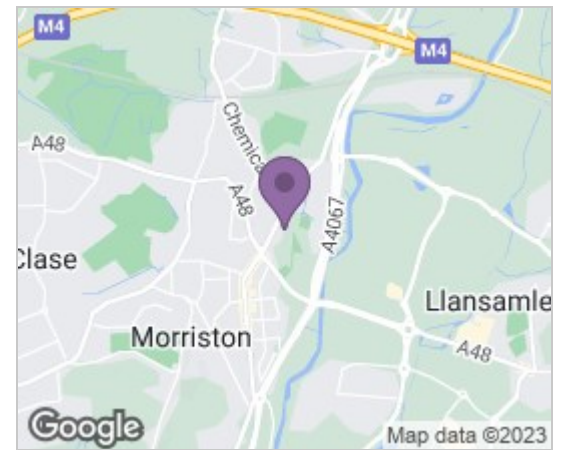
Service Charges: £2052.66 per annum

EPC: C

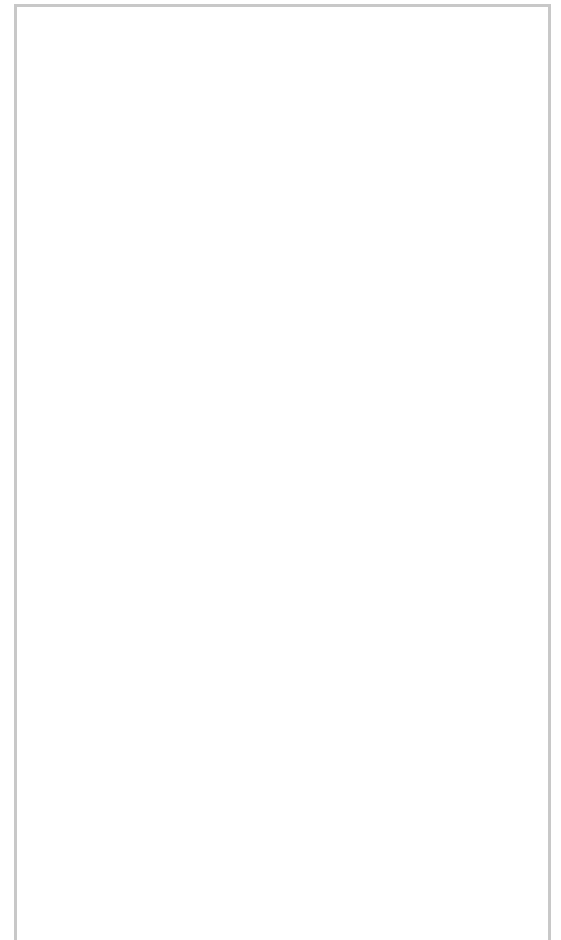
Council Tax: Band B

There is no onward chain with this property. Enquiries welcome 7 days a week via Sullivans Estate Agents

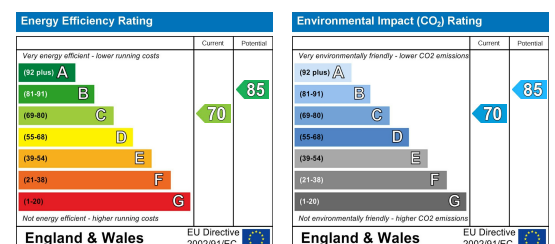
## Area Map



## Floor Plans



## Energy Efficiency Graph



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