



15 Maxime Court, Sketty SA2 9FB

Offers in the region of £82,000

Ground Floor Retirement Apartment
Central Sketty Location
Very Well Presented
EER C76

DESCRIPTION

A delightful ground floor retirement apartment situated in this fabulous heart of Sketty location convenient for the bus route and all the amenities Sketty has to offer. Maxime Court offers retirement living exclusively for the over 60's with independent living yet at the same time offering a range of well planned facilities which include a communal lounge, laundry facilities, a secure entry system, on site manager, 24 hour Careline and guest suite. In addition there are well tended gardens. The apartment is immaculately presented, it has been re-decorated throughout and has had new carpets laid. It benefits from electric storage heating and parking facilities. EER C76.

ENTRANCE HALL

Entered via hard wood front door. There is a large storage cupboard which houses the hot water heating boiler and offers ample storage. Ceiling coving.

LOUNGE / DINER

19'4 x 10'6 (5.89m x 3.20m)
A lovely size, bright room with fireplace housing an coal effect electric fire. Double glazed window to rear, wall mounted Economy

7 heater and ceiling coving. Double doors to;

KITCHEN

7'5 x 4'9 widest (2.26m x 1.45m widest)
Fitted with wall and base units with co-ordinating worksurfaces. Integrated electric hob, eye level oven and space for fridge and freezer. Tiled splashbacks, ceiling coving, wall mounted heater and double glazed window to rear.

BEDROOM

13'5 x 9'2 (4.09m x 2.79m)
Another lovely bright room with built in mirrored wardrobes, wall mounted Economy 7 heater, ceiling coving and double glazed window to rear.

BATHROOM

6'8 x 5'6 (2.03m x 1.68m)
Three piece suite comprising large walk-in shower cubicle, wash hand basin and low level w.c. Fully tiled walls, ceiling coving, wall mounted extractor fan, towel radiator and heater.

EXTERNALLY

Well maintained communal gardens with large patio area. On site parking.

LEASE DETAILS

The ground rent is £175 per six months and the service charges are £1,220 per six months.

SERVICES

We are advised that mains water, electricity and drainage are connected to the property.

VIEWING

By appointment with the selling Agents on 01792 281122 or e-mail sketty@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter @JohnFrancisSket or on facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Leasehold

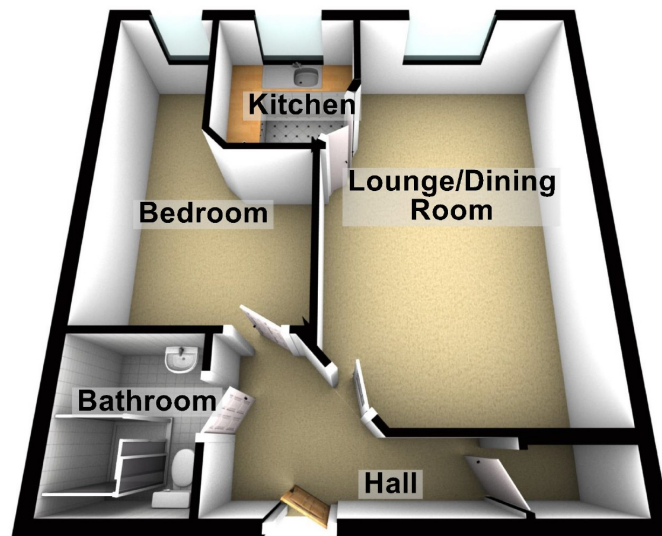
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

The complex is within walking distance of our office in Sketty, walk 100 yards towards Swansea and the complex will be found on the right hand side.

Ground Floor



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