



37 Maxime Court, Sketty, Swansea, SA2 9FB  
**Best Offers Over £90,000**



Beautifully presented and well maintained one bedroom second floor retirement apartment boasting a convenient and sought after location within the desirable area of Sketty. This bright and well proportioned apartment offers a pleasant lounge/dining room, kitchen, double bedroom with built in storage and newly modernised shower room. Benefits include Upvc d/g, electric storage heaters, communal parking and attractive communal gardens enjoying an abundance of beautiful mature shrubs, trees and bushes and a patio seating area. The complex benefits from a communal lounge and kitchen area, laundry room and handy guest suite. Within walking distance of local shops, amenities, Singleton park, doctors surgery, Singleton hospital and a regular bus service. No upward chain. EPC = C.

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### ENTRANCE

Via door to:-

### HALLWAY

Coving, cupboard housing hot water tank, doors off to:-

### LOUNGE/DINER 5.927m x 3.218m (19'5" x 10'7")

Coving, set in coal effect electric fire with

neutral hearth backdrop and surround, Electric storage heater, uPVC double glazed window to rear, glass panelled doors off to:-

### KITCHEN 2.311m x 2.478m (max) (7'7" x 8'2" (max))

Range of base and wall units, stainless steel sink and drainer, integrated hob with extractor over, integrated electric oven, fridge and freezer, part tiled walls, uPVC double glazed

window to rear, Dimplex wall mounted heater,

### BEDROOM 4.148m (to wardrobes) x 2.812m (13'7" (to wardrobes) x 9'3")

Electric storage heater, uPVC double glazed window to rear, mirror fronted wardrobe, loft access. Coving.

### SHOWER ROOM

White modern three piece suite comprising low level w.c., pedestal wash hand basin with mixer tap, step in corner shower cubicle with mixer shower over, coving, extractor fan, Dimplex heated towel rail, contemporary wall and floor tiles.

### EXTERNAL

Communal gardens.

### N.B.

TENURE: LEASEHOLD

GROUND RENT: £175 PER 6 MONTHS

MAINTENANCE : £1,046.22 PER 6 MONTHS

TENURE: Leasehold

COUNCIL TAX: C

EPC C

VIEWING: STRICTLY VIA VENDORS  
AGENTS. DAWSONS TEL: 01792 299655

