



38 Maxime Court, Sketty, Swansea, SA2 9FB
Asking Price £89,950

Well proportioned second floor retirement apartment situated within the popular Maxime Court complex built in 2000. This lovely complex is set within the heart of the vibrant area of Sketty offering easy access to local shops, amenities, a regular bus service, doctors surgery, Singleton hospital and Singleton park. Comprising lounge, kitchen, double bedroom and shower room. The apartment benefits from built in storage space, Upvc d/g, gas c/h and Tunstall security pull cords throughout. The complex offers attractive communal gardens, laundry and refuse rooms, guest suite and communal parking. No upward chain involved. EPC = B

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COMMUNAL ENTRANCE

Enter via secure intercom system or key access into communal entrance hallway offering access to stairs and lift, communal lounge, gardens, guest suite, laundry and refuse rooms.

ENTRANCE

Enter via wooden door into:

HALLWAY

Coving, built in sizeable airing cupboard housing water tank, doors off to:

LOUNGE 5.936m x 3.371m (19'6" x 11'1")

Upvc double glazed window to rear enjoying a pleasant outlook over communal garden, coving, wall mounted electric storage heater, wooden glass panel double doors into:

KITCHEN 2.312m x 2.183m (max) (7'7" x 7'2" (max))

Fitted with a range of wooden wall and base units incorporating work surface over, set in stainless steel sink

and drainer, built in electric oven and grill, four ring electric hob with extractor hood over, space for low level fridge and freezer, coving, wall mounted electric heater, Upvc double glazed window to rear over looking communal gardens, ceramic wall tiles, vinyl floor covering.

BEDROOM 4.124m (min) x 2.669m (max) (13'6" (min) x 8'9" (max))

Upvc double glazed window to rear offering a pleasant leafy green outlook over communal gardens, coving, built in wardrobes, wall mounted electric storage heater.

SHOWER ROOM 2.098m x 1.690m (6'11" x 5'7")

Three piece suite comprising low level WC, vanity unit wash hand basin, aero in shower cubicle with mixer shower over, coving, extractor fan, wall mounted electric heater, ceramic wall tiles, vinyl floor covering.

EXTERNAL

Boasting attractive communal gardens with patio and lawn areas with an abundance of matures shrubs, trees and bushes. With communal parking to front with a first come first serve parking system.

LEASE DETAILS

TENURE: LEASEHOLD
GROUND RENT: £175 PER 6 MONTHS
MAINTENANCE : £1,046.22 PER 6 MONTHS

TENURE: Leasehold

COUNCIL TAX: C

EPC B

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

