



## 9 Parklands Court, Sketty, Swansea, SA2 8LZ

**£79,950**

A ground floor one bedroom retirement apartment, enjoying a popular location with good shopping facilities around which includes post office, supermarket, chemist and with great links and bus routes to the City Centre, Mumbles and Gower.

The accommodation briefly comprises to the ground floor; hallway, lounge, kitchen, bedroom and shower room. Service charge £30 per week which includes buildings insurance, maintenance of lift, communal areas, gardens, water rates, use of communal laundry and on site manager.

## The Accommodation Comprises

### Hall

Storage cupboard, doors to lounge, bedroom and shower room.

### Lounge 17'1" x 10'3" (5.21m x 3.13m)



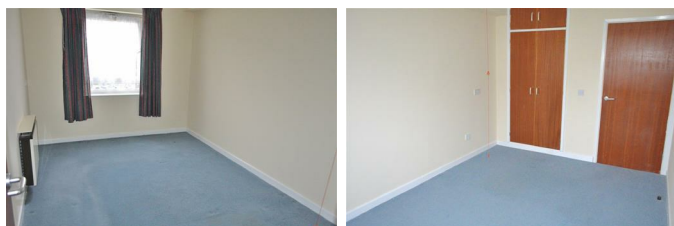
Double glazed window, electric heater, open to kitchen.

### Kitchen 5'5" x 8'1" (1.66m x 2.47m)



Fitted wall and base units, inset stainless steel sink with drainer, tiled splashbacks.

### Bedroom 1 13'7" x 8'10" (4.14m x 2.69m)



Double glazed window, electric heater, fitted double wardrobe.

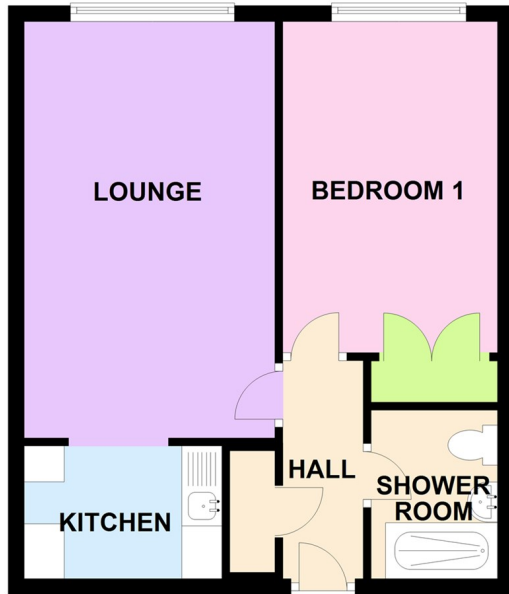
### Shower Room



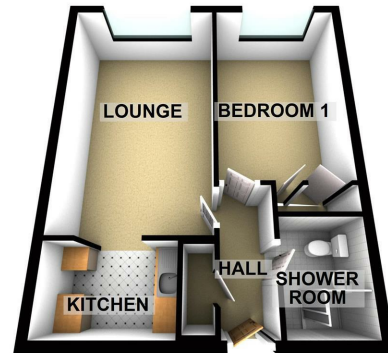
Comprising walk-in shower, wash hand basin and low level w/c. Part tiled walls, non slip flooring, heated towel rail.

## Floor Plan

FLOOR PLAN



FLOOR PLAN



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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