



## 7 Maxime Court

Sketty, Swansea, SA2 9FB

Asking Price £95,000





## FULL DESCRIPTION

### ENTRANCE

Enter via hardwood door into:-

### HALLWAY

Coving, built in large storage cupboard housing hot water tank and shelving, lifeline pull cord, doors off to:-

### LOUNGE/DINER

20'3" x 11'0" (6.168 x 3.353)

Coving, electric coal effect fire with marble effect hearth, backdrop and decorative wooden surround, UPVC double glazed door & window to rear opening onto small private patio area.

### KITCHEN

7'9" x 7'7" (2.351 x 2.323)

Fitted with a range of wall and base units with work surfaces over, set in stainless steel sink and drainer, integrated four ring electric hob with extractor hood over, eye level electric oven and grill, low level fridge and freezer, UPVC double glaze window to rear, coving, ceramic splashback tiles, vinyl floor covering.

### BEDROOM 1

13'6" x 8'9" (4.113 x 2.677)

UPVC double glazed window to rear, coving, built in double wardrobe, electric storage heater

### BATHROOM

6'11" x 5'5" (2.105 x 1.652)

Comprising low level wc., pedestal wash hand basin, walk in upright bath with seat, coving, ceramic wall tiles, wall mounted heater, wall mounted modern towel radiator, built in shelving, vinyl floor covering.

### EXTERNAL

#### FRONT

Pleasant and very well kept communal gardens, on site parking and communal patio seating area.

#### REAR

This apartment offers its very own access to private patio seating area within the communal gardens.

Tenure: Leasehold - 125 years from 1st April 2001

Ground rent: £350 per annum

Service charge: £2,255 per annum

## AREA MAP



## FLOOR PLANS



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EPC

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

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