



28 Maxime Court

Sketty, Swansea, SA2 9FB

Asking Price £99,950



A rare opportunity to acquire this beautifully maintained fully modernised one bedroom retirement apartment situated just a stones throw away from Sketty Cross. This delightful apartment briefly comprises of welcoming hallway, lounge, modern kitchen, double bedroom and modern shower room. The many benefits include Upvc DG, electric storage heaters, 'Tunstall' pull cords, communal parking, very attractive and beautifully kept communal gardens with patio seating area. Within the complex it benefits from communal lounge & kitchen, refuse, laundry and guest suite. It offers easy access to local amenities, regular bus routes, Singleton Park & Hospital. Viewing is highly recommended to admire this beautiful properties modern appearance, superb location and spacious layout. EPC = B.



FULL DESCRIPTION

ENTRANCE

Enter via door into:-

HALLWAY

Bright and open welcoming hallway, coving, 'Tunstall' pull cord, large built in storage cupboard housing shelving and water tank, doors off to:-

LOUNGE

19'7" x 10'8" (5.970 x 3.239)

UPVC double glazed window to side, coving, electric storage heater, double doors into:-

KITCHEN

8'4" max x 7'6" (2.533 max x 2.282)

Fitted with a range of modern grey wall and base units with marble effect work surfaces over, set in stainless steel sink and drainer, integrated electric oven, four ring electric hob with extractor hood over, integrated microwave and fridge freezer, UPVC double glazed window to side, coving, modern white ceramic splash back wall tiles, electric heater, vinyl floor covering

BEDROOM 1

13'2" max x 9'2" (4.002 max x 2.798)

UPVC double glazed window to side, coving, electric storage heater, large built-in double wardrobe

SHOWER ROOM

6'11" x 5'7" (2.096 x 1.696)

Fitted with a modern white three-piece suite comprising low-level WC, Wash hand basin with vanity unit, step in shower cubicle with stainless steel shower, coving, modern ceramic wall tiles, extractor fan, modern towel radiator, vinyl floor covering.

EXTERNAL

Beautifully kept communal gardens with patio seating area and on site parking.

DIRECTIONS:-

From our Sketty office proceed down Gower Rd in the Uplands direction and before the mini round about the building can be found on your right hand side opposite the petrol station.

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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