



## 42 Maxime Court

Sketty, Swansea, SA2 9FB

**Best Offers Over £80,000**



Situated in the heart of Sketty Village, this charming and well maintained retirement apartment occupies a second floor location with convenient lift access. It has recently been refurbished to a very high standard. A lounge with French doors and a Juliet balcony overlooking Gower Road, leads to a fitted kitchen with built in appliances also overlooking the road. It has a great L-Shaped bedroom with a large fitted wardrobe with a bathroom immediately opposite with newly fitted vanity unit, electric mirror and comfort height toilet, together with a walk in shower with handrails and seat. The apartment enjoys access to a communal lounge, laundry room, refuse area, guest suite, on-site manager and 24 hour care line. Local shops, amenities and access to regular bus services and routes (including to the city centre) are literally a short walk away. We recommend viewing this property to fully appreciate its great condition, prime location and facilities. EPC = B.



## FULL DESCRIPTION

### ENTRANCE

Via secure door into:

### HALLWAY

Welcoming hallway with coved ceiling, door into airing cupboard with shelving and housing hot water/pressure tank. Doors into;

### LOUNGE

11'6" x 9'8" (3.508 x 2.940)

Recently decorated light and airy living space complemented by UPVC French doors with double glazed panels, overlooking Gower road with Juliet balcony. Coved ceiling, double doors into kitchen, electric storage heater.

### KITCHEN

7'9" x 5'9" (2.351 x 1.748)

Well maintained, fitted with a range of wall and base units with work surface over and tiled to splash back. Integrated eye level electric fan oven and grill, stainless steel sink and drainer with mixer tap, four ring electric hob with extractor fan over and separate fridge and freezer. Coved ceiling, UPVC double glazed window to front over Gower Road, wood effect flooring.

### SHOWER ROOM

6'11" max x 5'1" max (2.097 max x 1.538 max)

Walk in double shower with fitted hand rails and shower seat, with overhead electric shower attachment within. W/C and wash hand basin set into storage unit. Extras include coved ceiling, extractor fan, wall mounted heated towel rail, ceramic wall tiles, wall mounted heater, wood effect flooring.

### L-SHAPED BEDROOM

12'8" m x 13'5" max (3.849 m x 4.081 max)

Coved ceiling, UPVC double glazed window to side with pleasant views over surrounding grounds, electric storage heater, sliding doors into built in wardrobes with shelving and hanging rails.

### EXTERNAL

Attractive communal gardens offering patio seating area and an abundance of very well maintained floral beds and bushes, on site parking.

### N.B.

Tenure: Leasehold - 125 years as of April 2001

Ground Rent: £350 per annum

Service Charge: £2,423.56

### 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

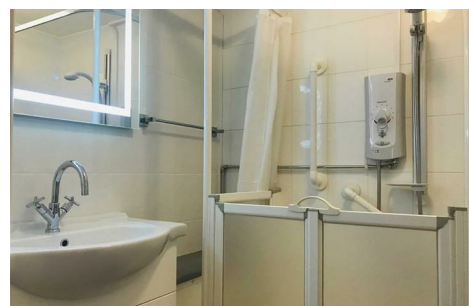


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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		83	86
(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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