



11 Maxime Court

Sketty, Swansea, SA2 9FB

Asking Price £169,950



Spacious and well maintained lower ground floor retirement apartment situated within the heart of the sought after area of Sketty enjoying its own convenient private access. Boasting great convenience being within walking distance of local shops, amenities and a frequent bus service. Comprising sizeable welcoming entrance hallway, light and airy lounge/dining room, modern kitchen, two double bedrooms and a shower room. Benefits include ample storage options with built in cupboards and wardrobe space, electric heating, Upvc d/g, safety 'Tunstall' pull cords throughout, beautiful communal gardens, communal lounge with kitchen facilities, laundry and refuse rooms and car parking in front. No upward chain involved. EPC = D.



FULL DESCRIPTION

OWN PRIVATE ENTRANCE

With level access from car park. Alternative access via internal door, leading to communal facilities.

COMMUNAL ENTRANCE

Enter via key or secure intercom system into communal entrance. Providing access to lift and staircase, spacious communal lounge with kitchen facilities, communal gardens, laundry and refuge room. The complex also offers a guest suite which can be booked for visitors. Apartment has its own, level, private access from the car park.

HALLWAY

Spacious hallway offering a sizeable built in storage cupboard, coving, airing cupboard housing water tank offering additional storage space, electric storage heater, doors off to:

LOUNGE/DINING ROOM

23'4" (max) x 10'7" (max) (7.104 (max) x 3.214 (max))

Light and welcoming lounge/dining room offering a UPVC double glazed window and glass panel door to front providing private entrance to apartment, coving, set in coal effect electric fire with neutral hearth, backdrop and surround, electric radiator, wooden obscured glass double doors into:

KITCHEN

7'7" (max) x 7'5" (max) (2.303 (max) x 2.248 (max))

Fitted with a range of modern high-gloss wall and base units incorporating work surface over, set in 1 ½ bowl stainless steel sink and drainer with mixer tap, built in 'Neff' electric oven and grill with slide away door, matching built in microwave, set in four ring 'Neff' hob with extractor hood over, integrated low-level fridge and freezer, coving, UPVC double glazed window to front, wall mounted electric heater, modern ceramic wall tiles, vinyl floor covering.

BEDROOM ONE

15'9" (max) x 9'3" (max) (4.811 (max) x 2.826 (max))

UPVC double glazed window to front enjoying an attractive leafy green outlook, coving, built in double wardrobe offering great storage space, electric radiator.

BEDROOM TWO

13'7" (min) x 9'1" (max) (4.146 (min) x 2.772 (max))

UPVC double glazed window to front enjoying a pleasant leafy green outlook, coving, electric storage heater. A light and versatile room which could also provide a dining room/study.

SHOWER ROOM

6'10" x 5'4" (2.093 x 1.630)

Three-piece suite comprising low-level WC, vanity unit wash hand basin, step in double shower cubicle with mixer shower over with respatex wall panelling, coving, UPVC double glazed obscured glass window to side, extractor fan, wall mounted electric heater, ceramic wall tiles, vinyl floor covering.

EXTERNAL

COMMUNAL GARDENS

Attractive laid to lawn communal gardens with raised patio area, boasting an abundance of attractive mature shrubs, trees and bushes. Wooden side gate, next to the property (opens on communal door key) gives immediate level access to a beautiful garden.

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		65	
(39-54) E			48
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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