



47 Maxime Court

Sketty, Swansea, SA2 9FB

Asking Price £89,995



Very well maintained one bed retirement apartment situated on the second floor with lift access & ideally located at the heart of Sketty. This immaculate property comprises of L-shape lounge/diner, fitted kitchen with integrated electric oven & hob, 1 bedroom & shower room. Benefits include Upvc DG, electric storage heaters, built in storage facilities, access to communal lounge & gardens, shared access to laundry room & refuse area, guest suite & on-site manager. This apartment offers a short walk away from local amenities and regular bus routes. We recommend viewing this property to admire its great condition, prime location and communal areas. No Chain. EPC = C



FULL DESCRIPTION

ENTRANCE

Enter via wooden door into

HALLWAY

Coving, built in storage cupboard, Tunstell pull cord life line, doors off to

L-SHAPED LOUNGE/DINER

14'7" max x 18'3" max (4.455 max x 5.553 max)

Upvc double glazed window to front, coving, coal effect electric fireplace with marble effect hearth/backdrop & wooden surround, electric storage heater, double doors into

KITCHEN

8'11" x 5'8" (2.725 x 1.731)

Fitted with a range of wall and base units with worksurfaces over, Set in stainless steel sink and drainer, Integrated electric eye level oven, four ring electric hob with extractor hood over, Space for low-level fridge and freezer, Upvc double glazed window to front, coving, ceramic splashback tiles, Vinyl floor covering.

BEDROOM 1

10'7" x 8'9" (3.233 x 2.657)

Upvc double glazed window to front, coving, built in double wardrobe, electric storage heaters, lifeline

SHOWER ROOM

9'0" max x 6'11" max (2.734 max x 2.115 max)

Fitted with a three piece suite comprising low level wc, wash hand basin with fitted vanity unit, double shower cubicle with stainless steel overhead shower and handrails, built in airing cupboard housing water tank and shelves, ceramic splashback wall tiles, coving, extractor fan, wall mounted electric heater, towel radiator, vinyl floor covering

EXTERNAL

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

TENURE: Leasehold - 125 year lease

GROUND RENT: £175 per half year

MAINTENANCE CHARGE: £1,127.72 per half year

AREA MAP



FLOOR PLANS

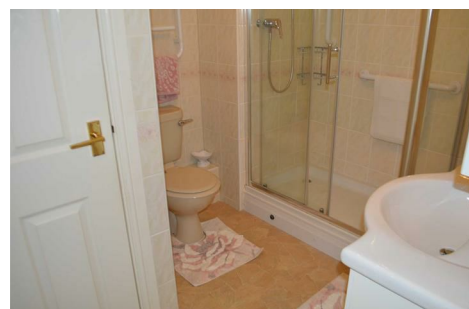


While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
Made with Mapbox GLJS

EPC

Energy Efficiency Rating	
	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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