



# Dawsons

estate agents



## **26 Maxime Court, Sketty, Swansea, SA2 9FB**

Spacious one bedroom first floor apartment located in the heart of Sketty with views over rear garden. Apartment comprises hallway, lounge, kitchen, double bedroom and bathroom. Benefits include uPVC d/g, electric heating, large storage area, communal lounge, laundry room, refuse, lift and garden. Within walking distance to local amenities and shops. No Chain.

**Asking Price £84,950**



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Enter via door into:-

## **HALLWAY**

Large storage cupboard, doors off to:-

## **LOUNGE 6.003m x 3.211m (19'8" x 10'6")**

UPVC double glazed window to rear, coving, coal effect electric fireplace with marble effect hearth and backdrop with cream surround, electric storage heater.

## **KITCHEN 2.643m max x 2.309m (8'8" max x 7'7")**

Fitted with a range of wall and base units with work surface 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 freezer, uPVC double glazed window to rear, decorative back tiles, electric wall heater, vinyl floor covering.

## **BEDROOM 1 4.118m max x 2.803m (13'6" max x 9'2")**

UPVC double glazed window to rear, fitted wardrobe, electric storage heater.

## **BATHROOM 2.104m x 1.715m max (6'11" x 5'7" max)**

Three piece suite comprising low level w.c., wash hand basin with vanity unit, step in disabled access double shower cubicle with overhead stainless steel shower and wall mounted reclinable seat, coving, ceramic wall tiles, electric wall heater, electric towel radiator, vinyl floor covering.

Tenure: Leasehold

Service Charge: £1045 per 6 months

Ground Rent: £175 per 6 months

**TENURE:** Leasehold

**COUNCIL TAX:** C

**EPC RATING:**

**VIEWING:** STRICTLY VIA VENDORS AGENTS.  
DAWSONS TEL: 01792 299 655

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,  
Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

