



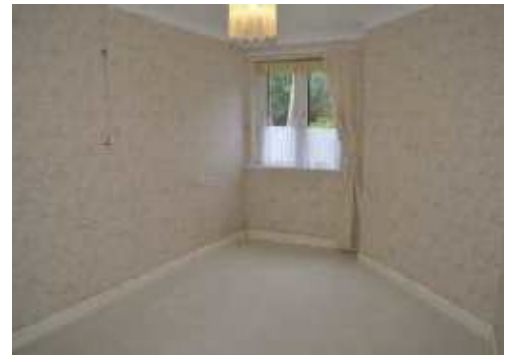
Dawsons

estate agents



7 Maxime Court, Sketty, Swansea, SA2 9FB

- LOWER G/F RETIREMENT APARTMENT. LOUNGE/ DINER, KITCHEN, BEDROOM & BATHROOM
- UPVC D/G & ELECTRIC STORAGE HEATERS, CARELINE
- VERY RARE PRIVATE & QUIET CORNER PATIO SEATING AREA WITHIN THE COMMUNAL GROUNDS COMMUNAL AREAS INCLUDE GOOD SIZE LOUNGE, FREE LAUNDRY ROOM, REFUSE ROOM AND ONSITE GUEST SUITE EPC = D



Asking Price £110,000

90 Gower Road, Sketty, Swansea, SA2 9BZ
T: 01792 299 655 | F: 01792 280 669
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ENTRANCE

Enter via hardwood door into:-

HALLWAY

Coving, built in large storage cupboard housing hot water tank and shelving, lifeline pull cord, doors off to:-

LOUNGE/DINER 6.168m x 3.353m (20'3" x 11'0")

Coving, electric coal effect fire with marble effect hearth, backdrop and decorative wooden surround, UPVC double glazed door & window to rear opening onto small private patio area.

KITCHEN 2.351m x 2.323m (7'9" x 7'7")

Fitted with a range of wall and base units with work surfaces over, set in stainless steel sink and drainer, integrated four ring electric hob with extractor hood over, eye level electric oven and grill, low level fridge and freezer, UPVC double glaze window to rear, coving, ceramic splashback tiles, vinyl floor covering.

BEDROOM 1 4.113m x 2.677m (13'6" x 8'10")

UPVC double glazed window to rear, coving, built in double wardrobe, electric storage heater

BATHROOM 2.105m x 1.652m (6'11" x 5'5")

Comprising low level wc,, pedestal wash hand basin, walk in upright bath with seat, coving, ceramic wall tiles, wall mounted heater, wall mounted modern towel radiator, built in shelving, vinyl floor covering.

EXTERNAL

FRONT

Pleasant and very well kept communal gardens, on site parking and communal patio seating area.

REAR

This apartment offers its very own access to private patio seating area within the communal gardens.

Tenure: Leasehold - 125 years from 1st April 2001

Ground rent: £350 per annum

Service charge: £2,255 per annum

TENURE: Leasehold

COUNCIL TAX:

EPC RATING: D

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

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morrison, 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. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

