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24 WILLOW COURT, CLYNE COMMON, SWANSEA,
ASKING PRICE £99,950



A second floor two bedroom retirement apartment situated in the well maintained and popular complex 'Willow Court' on Clyne Common. The complex enjoys many features including restaurant, coffee shop, hairdresser, function suite and well kept communal gardens. the accommodation itself briefly comprises; two bedrooms, bathroom, kitchen and lounge/dining area. Residence can enjoy regular bus trips. Viewing highly recommended. Age restriction 55 years & over. NO CHAIN.

Entrance

Enter via wooden door into:

Hallway

Door to storage cupboard housing tank. Electric storage heater. Plain plastered ceiling. Doors to:

Shower Room

Three piece suite comprising low level W.C, pedestal wash hand basin and walk in shower cubicle with glass enclosure. Chrome towel heater. Fully tiled walls. Plain plastered ceiling with extractor fan.

Lounge/Dining Area 21'0 x 11'0 (6.40m x 3.35m)

Double glazed window to rear providing plenty of natural light into this spacious room, creating a bright and airy feel. Space to accommodate large dining table. Electric storage heater. Plain plastered ceiling. Open to:

Kitchen 7'0 x 6'0 (2.13m x 1.83m)

Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating stainless steel sink and drainer unit with mixer tap. Integrated appliances include, fridge/freezer, washer/dryer, eye level oven and four ring halogen hob with extractor above. Tiled splash back. Plain plastered ceiling.

Bedroom One 12'0 x 11'0 (3.66m x 3.35m)

Double glazed window to rear. Electric storage heater. Plain



plastered ceiling.

Bedroom Two 11'0 x 7'0 (3.35m x 2.13m)

Double glazed window to rear. Electric storage heater. Plain plastered ceiling.

External

Benefitting from well maintained communal gardens with allocated parking.

TENURE: Leasehold

125 year lease from 11/10/04.

Ground Rent: £200 p.a

Service Charge: £3,288.24 p.a

COUNCIL TAX: E

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 367301

