82 Willow Court

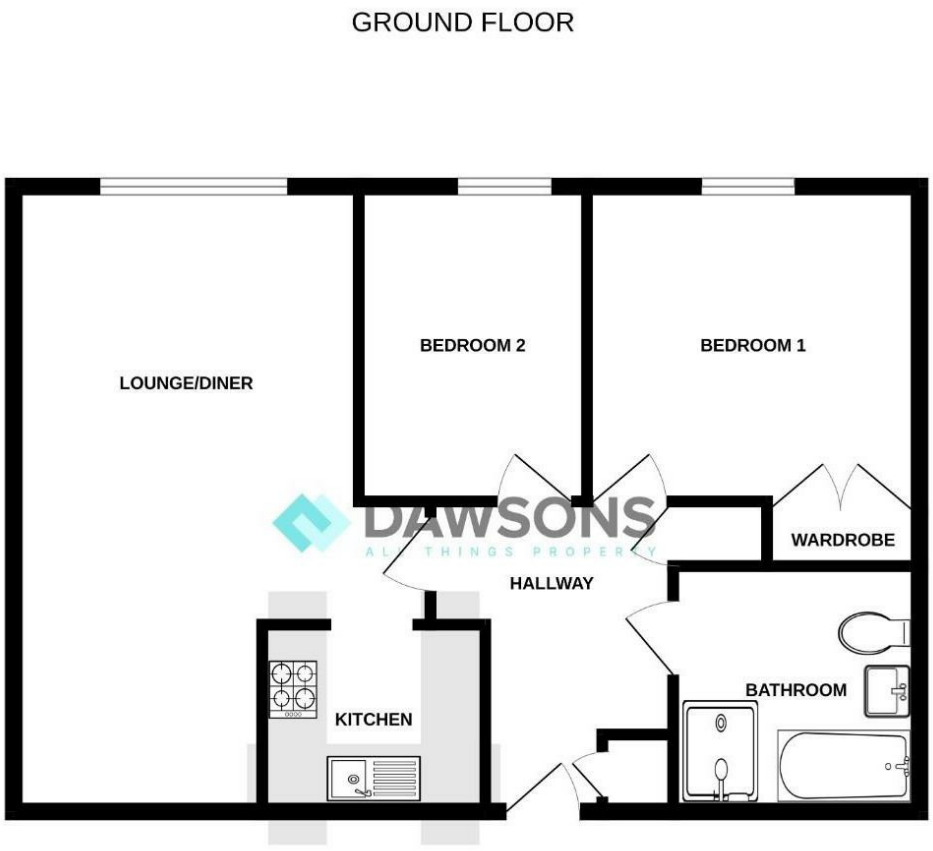
Clyne Common, Swansea, SA3 3JB

Asking Price £80,000

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FLOOR PLAN

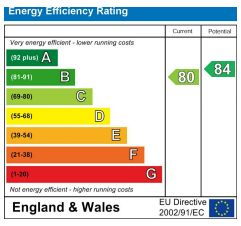


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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AREA MAP



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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GENERAL INFORMATION

Located on the second floor of the beautifully maintained and highly sought-after 'Willow Court' complex on Clyne Common, this delightful two-bedroom retirement apartment offers both comfort and convenience. The residence is part of a vibrant community setting, complete with an array of excellent amenities to enjoy, including a cosy restaurant, a welcoming coffee shop, an on-site hairdresser, a versatile function suite, and beautifully communal gardens. The complex features a lift serving all floors, making each level easily accessible. The apartment itself is thoughtfully laid out, featuring two bedrooms, a spacious bathroom, a fully fitted kitchen, and welcoming lounge/dining area. This apartment also appreciated views over the communal gardens and neighbouring field. Viewings are highly recommended to fully appreciate all that this wonderful home and community have to offer. Please note, this apartment is available to those aged 55 and over.









FULL DESCRIPTION

Entrance

Hallway

Reception Room

Kitchen

Bedroom 1

Bedroom 2

Bathroom

Parking
There is visitors parking available.
There is a cost of £150 per annum for a allocated parking space.







Tenure
Leasehold
125 year lease from 11th October 2004.
104 years remaining.
Annual Ground rent is £398.60
Annual service charge for the period 01/05/26 to 30/04/2027 is £7,339.36

Council Tax Band
E

EPC - C

Services
Mains electric, water & drainage.
Broadband is available via Willow Court Management company. Please refer to the Ofcom checker for further coverage information.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

Additional Information
Please note there is an age restriction for 55 years old & over.





