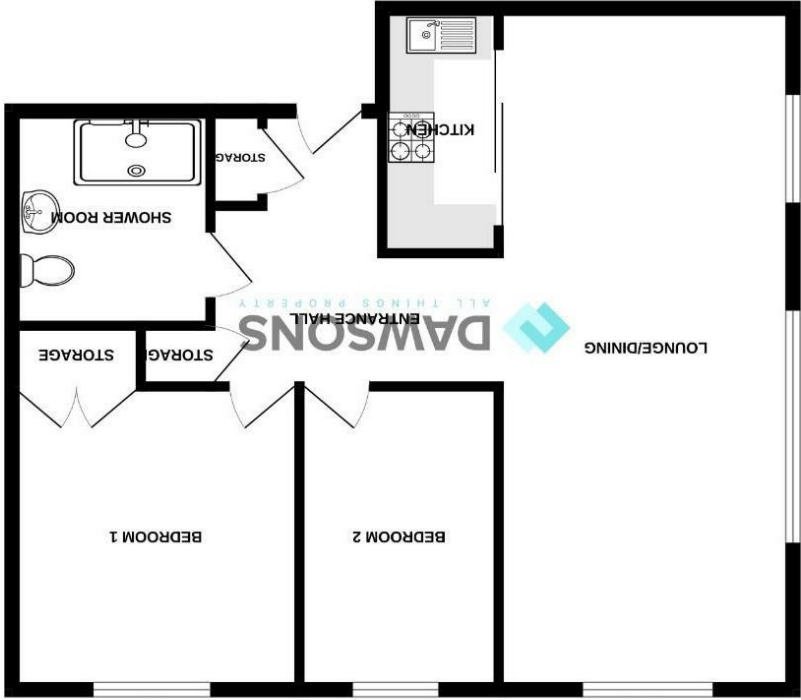
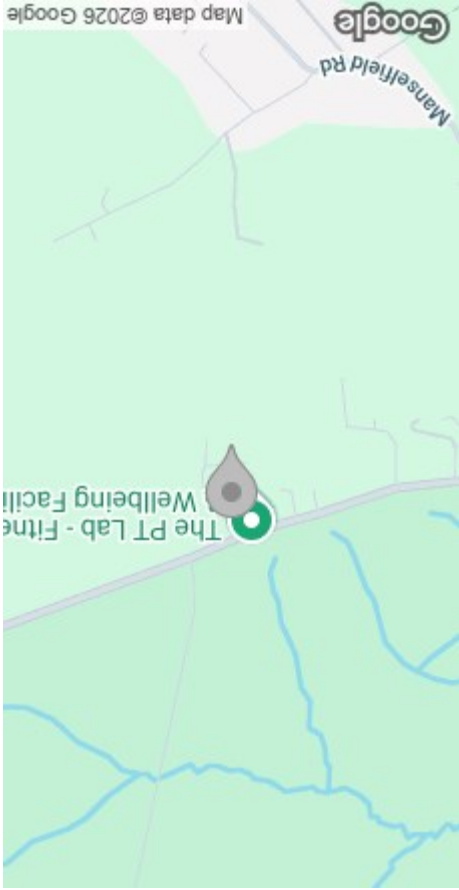


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

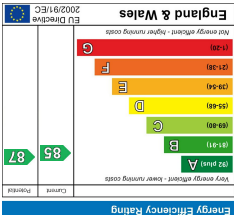
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of ground, basement, kitchen and other areas are approximate and may vary by up to 10% from the actual measurements. The figures are given for guidance only and should not be relied upon as a basis for any financial or other transaction. The figures are given for guidance only and should not be relied upon as a basis for any financial or other transaction. The figures are given for guidance only and should not be relied upon as a basis for any financial or other transaction.



FLOOR PLAN



AREA MAP



EPC



75 Willow Court
Clyne Common, Swansea, SA3 3JB
Asking Price £120,000

2 1 1 B

GENERAL INFORMATION

A beautifully presented two-bedroom first floor retirement apartment enjoying picturesque rural views, situated within the highly sought-after Willow Court development.

Occupying a desirable second-floor position within the popular Willow Court retirement community, this modern and thoughtfully designed apartment offers spacious and comfortable accommodation, ideal for those seeking independent living in a secure and well-maintained environment.

Accessed via a secure key-card entry system, the development benefits from well-kept communal areas, lift access to all floors, and residents' parking. Upon entering the apartment, a welcoming hallway provides access to useful built-in storage and leads to the principal accommodation.

The bright and spacious dual-aspect living and dining room enjoys pleasant views and provides an excellent space for relaxation and entertaining. The adjoining kitchen is fitted with a range of wall and base units complemented by work surfaces.

The apartment offers two well-proportioned bedrooms, with the principal bedroom benefiting from a generous built-in storage cupboard. Both bedrooms are light and airy and enjoy views over the surrounding area.

Completing the accommodation is a bathroom suite comprising a walk-in shower with wet-room style flooring, vanity wash hand basin with storage beneath, WC and heated towel rail.

A particular feature of this apartment is the delightful outlook across the neighbouring paddock and surrounding countryside, creating a peaceful and scenic setting rarely found within retirement developments.

Early viewing is highly recommended to fully appreciate the accommodation, setting, and lifestyle on offer.

FULL DESCRIPTION

Entrance

Hallway
10'03 x 7'01 (3.12m x 2.16m)

Lounge/Dining Room
26'02 x 11'04 (7.98m x 3.45m)

Kitchen
9'05 x 4'04 (2.87m x 1.32m)

Bedroom 1
11'08 x 11' (3.56m x 3.35m)

Bedroom 2
11'08 x 7'08 (3.56m x 2.34m)

Bathroom
8'02 x 7'07 (2.49m x 2.31m)



Tenure
Leasehold
105 year lease from 10/10/2008.
Ground Rent - £398.60 per year, paid in quarterly payments.
Service Charges - £7,339.36 per year, paid in quarterly payments.

Council Tax Band
E

EPC - B

Services
Mains electric, water and drainage. There is a water meter.
The current sellers have broadband provided through Willow Court. Please refer to Ofcom checker for further information.
The current sellers have advised there are no known restrictions or issues with mobile coverage. Please refer to Ofcom checker for further information.

