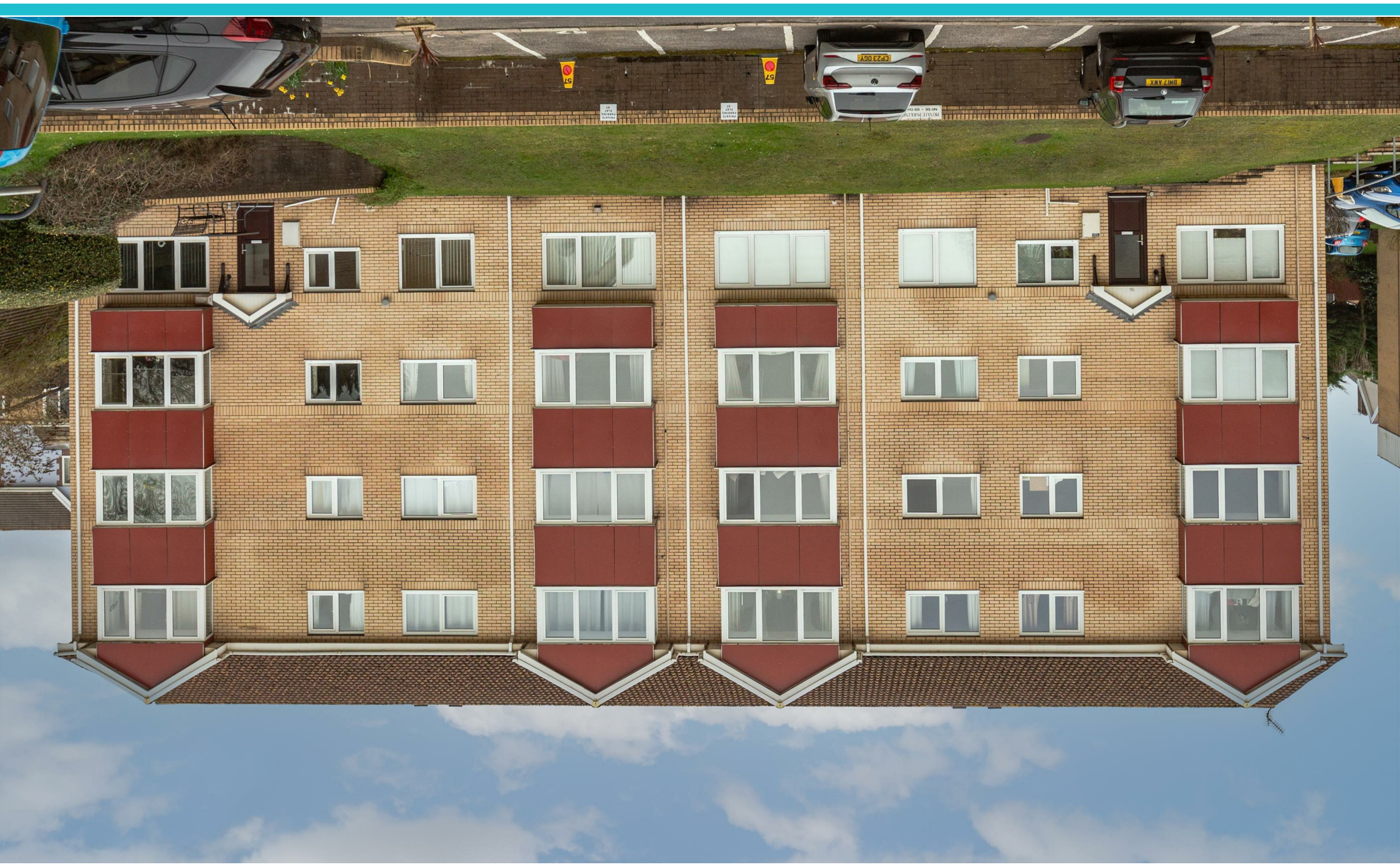
57 Long Oaks Court

Sketty, Swansea, SA2 0QH

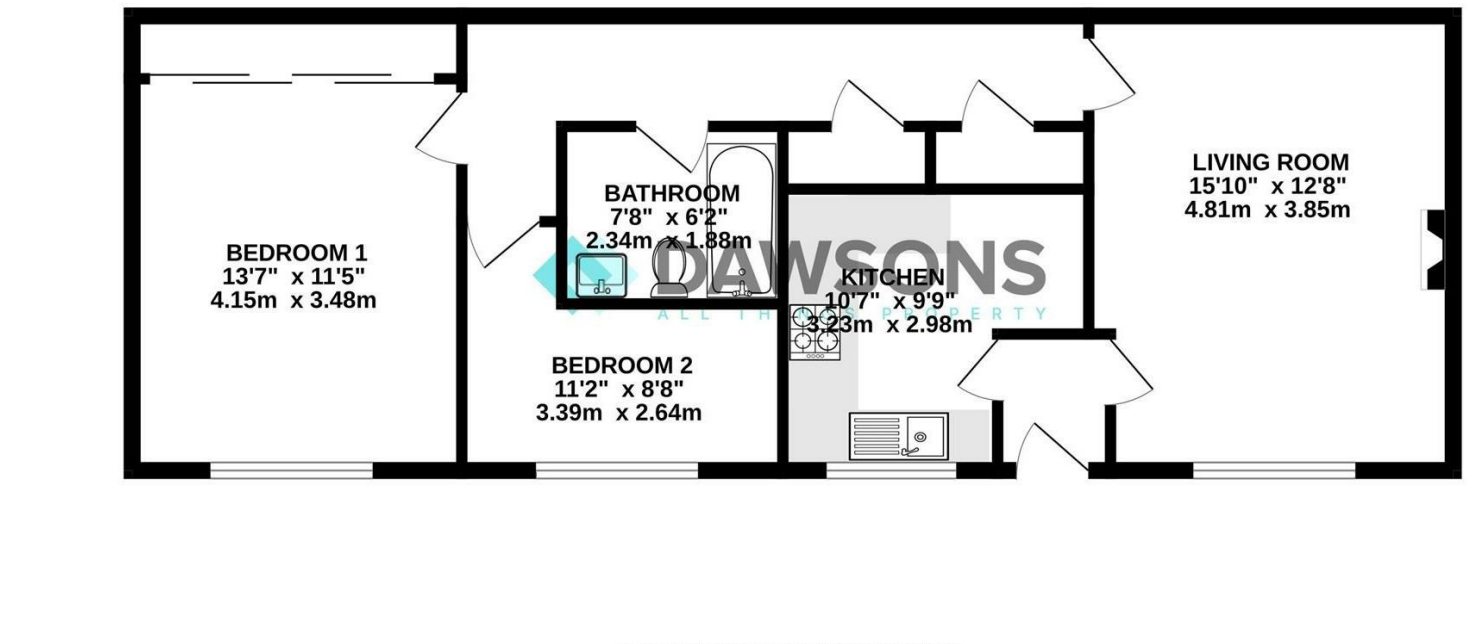
Asking Price £125,000

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DAWSONS
ALL THINGS PROPERTY



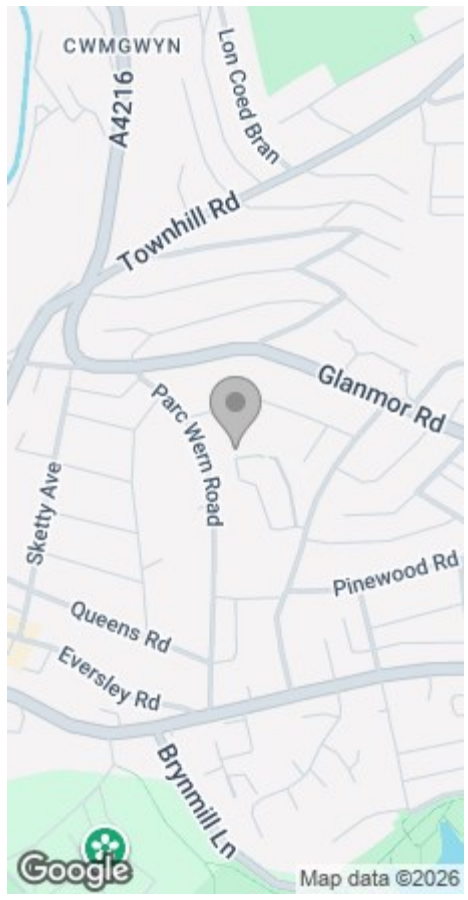
FLOOR PLAN



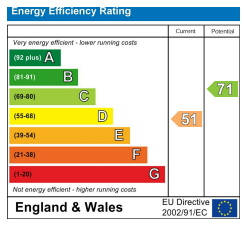
TOTAL FLOOR AREA : 721 sq.ft. (67.0 sq.m.) approx.

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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The Property Ombudsman
Relocation agent network
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GENERAL INFORMATION

An excellent opportunity to acquire this spacious and well-maintained two-bedroom ground floor apartment, ideally positioned within the highly sought-after Long Oaks Court development.

The property offers generous and well-proportioned living accommodation throughout, creating a comfortable and practical home. Having been well cared for, it is ready for immediate occupation while also presenting a fantastic opportunity for buyers looking to add value over time.

Further benefits include two allocated parking spaces, a highly desirable feature for residents and guests alike. Conveniently located within close proximity to local amenities, including shops, schools, and everyday essentials, the property also enjoys excellent transport links providing easy access to the city centre.

This is a superb opportunity in a popular and well-connected location.

N.B
Tenure: Leasehold – Approximately 65 years remaining. The vendor is currently in the process of extending the lease, which will have a term of 110 years upon completion.



FULL DESCRIPTION

ENTRANCE HALL

FITTED KITCHEN/ BREAKFAST ROOM
10'7" x 9'9" (3.23m x 2.98m)

LOUNGE
15'9" x 12'7" (4.81m x 3.85m)

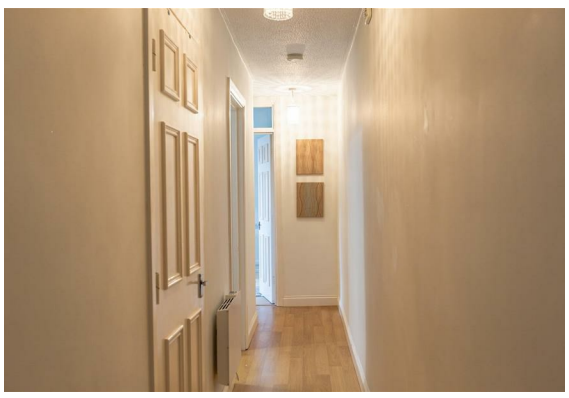
HALLWAY

BATHROOM
7'8" x 6'2" (2.34m x 1.88m)

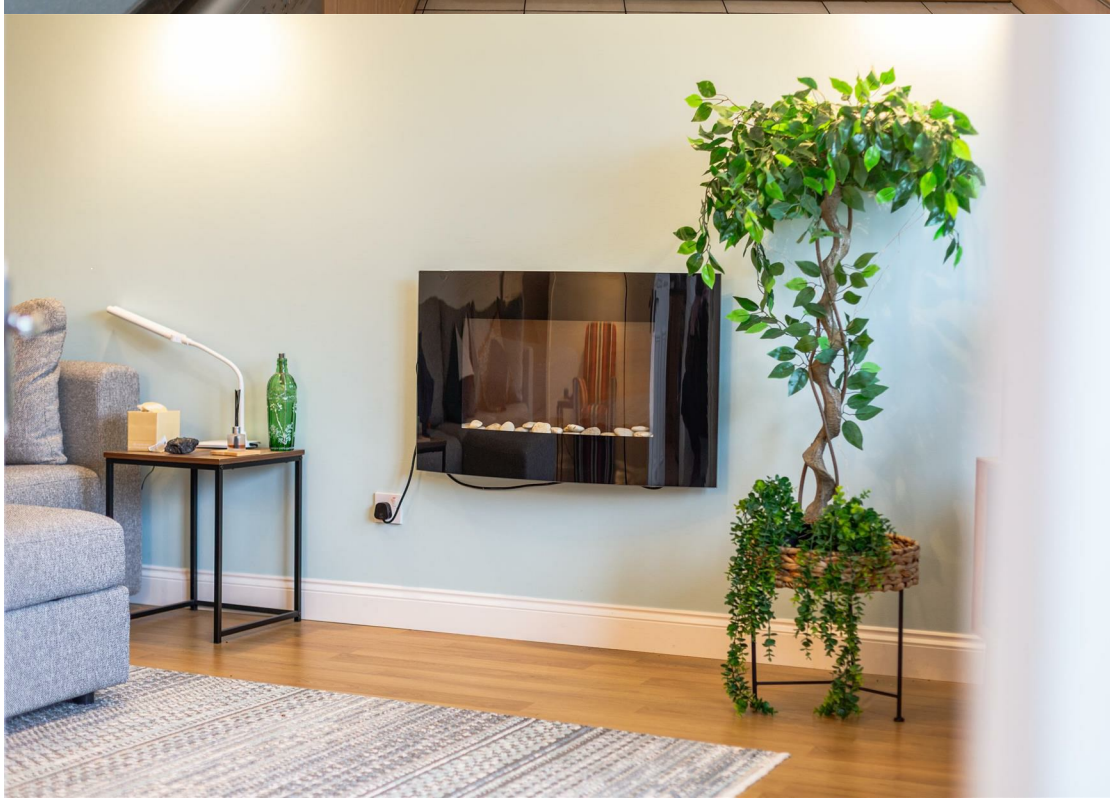
BEDROOM ONE
13'7" x 11'5" (4.15m x 3.48m)

BEDROOM TWO
11'1" x 8'7" (3.39m x 2.64m)

PARKING
Two allocated parking spaces.



















TENURE
Tenure: Leasehold – Approximately 61.92 years remaining. The vendor is currently in the process of extending the lease, which will have a term of 110 years upon completion.

Ground Rent: £240.00 per annum.

Service Charge: Approximately £1,100.00 per annum, inclusive of buildings insurance.

EPC
E

COUNCIL TAX
BAND - C

SERVICES
Electric, Water (billed) & drainage.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

There is currently broadband available at the property via Virgin media, Fibre optic.. Please refer to the Ofcom checker for further coverage information.

There are no known issues with mobile coverage using the vendors current supplier Please refer to Ofcom checker for further information.