Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

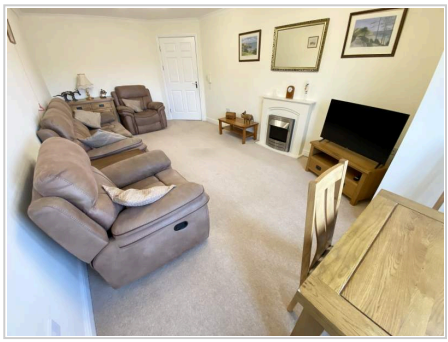
14 Offices Across South Wales

# Birch Court
# Sway Road
# Morriston
# Swansea
# City And County of Swansea

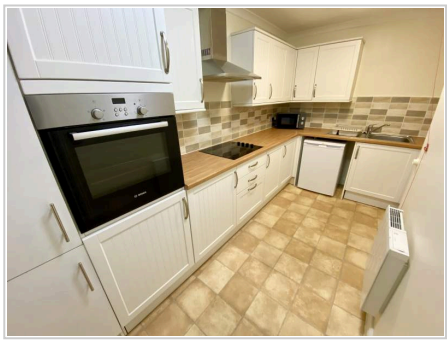
£159,995











- Second floor retirement apartment
- Two double bedrooms
- Gated car park and secure entry system
- Allocated parking space
- Modern kitchen and shower room
- Communal areas for socialising
- Maintained grounds and patio areas
- Call for assistance cords in all rooms
- Available with no chain
- PLEASE WATCH OUR VIRTUAL VIEWING

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**Ref: PRL12599**

Viewing Instructions: Strictly By Appointment Only

## General Description

A rare opportunity to acquire a second floor two double bedroom apartment in a popular retirement complex. Modern kitchen and wet room. Allocated parking space in a gated car park. Lift access to all floors. Communal lounge, conservatory, laundry room and maintained grounds. Secure entry system. Convenient for bus route and local shopping in Morriston centre. Available with no onward chain.

## Accommodation

### Entrance Hall

Access to airing cupboard housing the hot water cylinder. Attic access hatch. Assistance pull cord.

### Lounge/Dining Room (21' 5" x 11' 1") or (6.54m x 3.38m)

Double glazed windows and a double glazed door with Juliet balcony to side. Feature flame effect electric fire with ornate hearth and surround. Electric heater. Assistance pull cord. Television aerial point.



### Kitchen (13' 1" x 8' 6" Max) or (3.98m x 2.58m Max)

Fitted kitchen finished in white incorporating stainless steel sink and drainer. Integrated electric oven and hob with extractor over. Under counter space for half height fridge and freezer. Electric heater. Assistance pull cord.



### Bedroom 1 (17' 6" Max x 9' 3" Max) or (5.34m Max x 2.82m Max)

Double glazed window to side. Built in wardrobe. Electric heater. Television aerial point. Assistance pull cord



### Bedroom 2 (14' 7" Max x 9' 2" Max) or (4.45m Max x 2.79m Max)

Double glazed window to side. Built in wardrobe. Electric heater. Assistance pull cord.



### Wet Room

Suite comprises close coupled WC, wash hand basin set upon a vanity unit and an adapted shower enclosure with mixer shower. Heated towel rail. Extractor. Assistance pull cord. Wall mounted electric heater.

## External

The development has a secure key fob entry gated car park in which this apartment has an allocated space. The development is set within maintained grounds which are for the enjoyment of the residents. There are communal areas which include a lounge, conservatory and a laundry. There is lift access to all floors.

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## Agents Note

The lease for the property is 999 years from 1st of June 2016. The ground rent is £495 per annum payable in two 6 month payments of £247.50. The current maintenance charge is £326.49 per month.

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## Services

EPC Rating:80

## Tenure

We are informed that the tenure is Leasehold

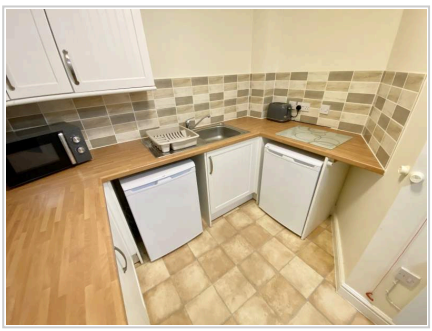
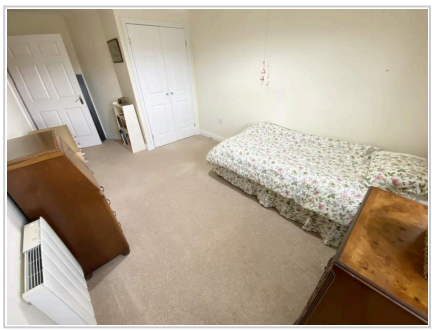
## Council Tax

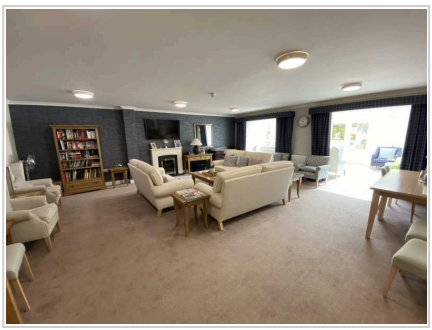
Band B

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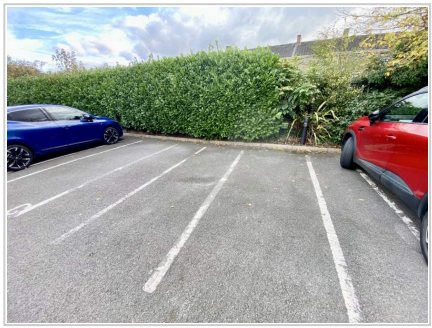


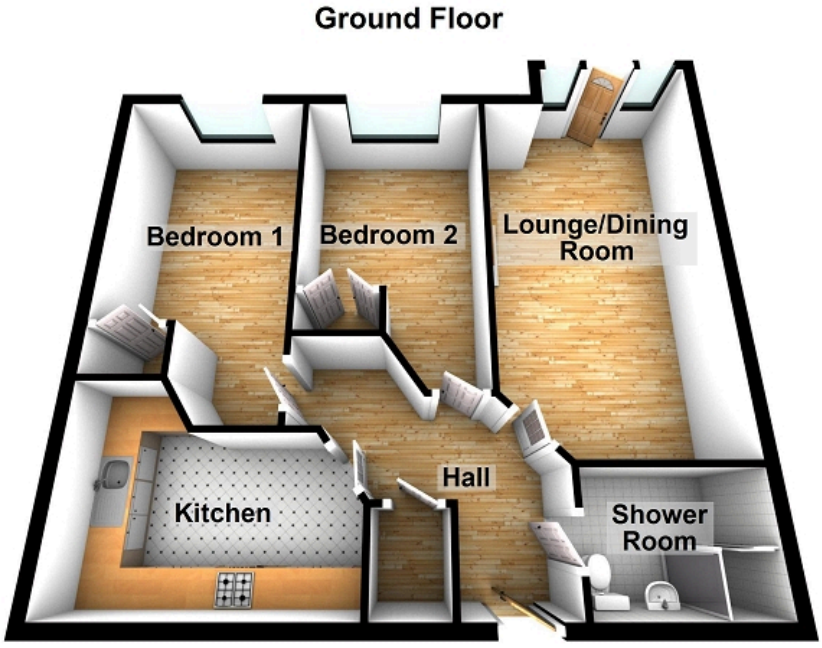











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*planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.*