



**Flat 39 Maxime Court, Gower Road, Sketty,  
Swansea, SA2 9FB**  
**Asking Price: £79,950**

- 1 Bedroom Second Floor Apartment
- Light And Bright Spacious Living
- Lifts To All Floors
- Communal Entrance With Intercom
- 60 And Over Retirement Apartment
- Electric Storage Heating
- In House Management Team And Staff



**Entrance Communal Reception Area**

Entered via security intercom system giving access to main residents hallway with management office, seating area and lifts to all floors.

**Second Floor Landing**

Entrance front door to:-

**Hallway**

2.184m x 2.011m (7' 2" x 6' 7")

With coving, built in airing cupboard space and doors to:-

**Lounge**

6.037m x 3.319m (19' 10" x 10' 11")

Bright and spacious, wooden ornate fireplace with marble hearth and electric fire, electric storage heater, double glazed window to rear access and glazed doors to:-

**Kitchen**

2.375m x 2.307m (7' 10" x 7' 7")

A well appointed and modern fitted kitchen with a range of matching base and wall units with roll top work surface space and preparation area incorporating single drainer sink unit with hot and cold mixer taps over, built in fan assisted electric cooker, 4 ring hob with extractor canopy over, space for under counter fridge, plumbing for automatic washing machine and double glazed window to rear aspect.

**Bedroom**

5.332m x 2.832m (17' 6" x 9' 3")

A good size double bedroom, electric storage heater, fitted mirrored wardrobes and double glazed window to rear aspect.

**Shower Room**

3.112m x 2.182m (10' 3" x 7' 2")

A three piece suite comprising triple base walk in shower with glazed side screen, vanity wash hand basin, low level W.C, textured ceiling with coving, heated chrome towel rail, wall mounted electric heater, shaver point with light and fully tiled walls.

**External**

All gardens and patio are communal areas for the residents to enjoy. The gardens have lawns with decorative tree and shrub areas.

On entry into the building you have access to the lift, communal lounge and 'plant' room for electric meters.

**Disclaimer**

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.





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