



15 Parklands Court, Sketty, Swansea, SA2 8LZ

70% Shared ownership £56,000

Available for sale on a 70/30 shared ownership with Pobl. A well presented one bedroom retirement apartment on the second floor in the popular area of Sketty with good local shopping facilities which includes chemist supermarket, post office and with great links and bus routes to the Swansea City Centre and Mumbles.

The accommodation comprises of a hall, lounge/dining room, kitchen, bedroom and shower room.

Service charge £164.75 per month which includes buildings insurance, maintenance of lift, communal areas, gardens, water rates, use of communal laundry and on site manager.

The Accommodation Comprises

Hall



Entered via front door, storage cupboard, fitted carpet.

Lounge/Dining room



Double glazed window to rear, electric fireplace with surround, fitted carpet, wall mounted electric heater.

Kitchen



Fitted with a matching range of wall and base units with worktop space over, sink unit, space for fridge/freezer, built-in electric oven and four ring electric hob, part tiled walls, vinyl flooring.

Bedroom



Double glazed window to rear, fitted wardrobes, fitted carpet, wall mounted electric heater.

Shower Room



Fitted three piece suite comprising of a shower cubicle, wash hand basin and WC. Tiled walls, vinyl floor, heated towel rail.

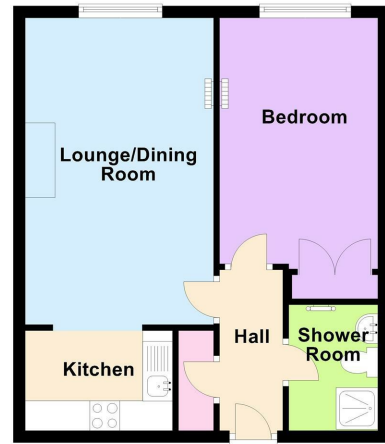
Tenure

Leasehold - 60 year lease will be issued.
Service charge £1,977.84 per annum
Council Tax - B (2022/2023 - £1386.34 MIN)

Floor Plan



Ground Floor



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		80	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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 of representation 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.