

## Flat, 13 Parklands Court, Sketty, Swansea, SA2 8LZ

**70% Shared ownership £84,000**

Available for sale on a 70/30 Shared Ownership with Pobl. Parklands Court in Sketty, a retirement complex that comes with a range of amenities to simplify your life. We offer a 2 bedroom apartment for sale situated on the first floor flat offers a perfect blend of comfort and independence for those over 55's. With lift access the apartment comprises of an entrance hall, leading to a lounge with archway taking you into the kitchen. Two bedrooms and a shower room.

One of the standout features of Parklands Court is its prime location. With convenient shopping facilities just a stone's throw away, including a post office, supermarket, and chemist, daily errands are a breeze. Easy access to bus routes makes exploring the City Centre, Mumbles, and Gower effortless, allowing you to enjoy all that Swansea has to offer.

The residents' lounge provides a welcoming space for social gatherings, ensuring you can enjoy the company of neighbours during coffee mornings and afternoon teas. There is also a communal kitchen, Landry room and an on-site manager ensuring your needs are met promptly. Don't miss out on this fantastic opportunity to embrace a relaxed and convenient retirement lifestyle at Parklands Court. Book a viewing today and discover the joys of retirement living in this charming Sketty community.



## The Accommodation Comprises

### Ground Floor

#### Communal Entrance Hall



### First Floor

#### Entrance Hall

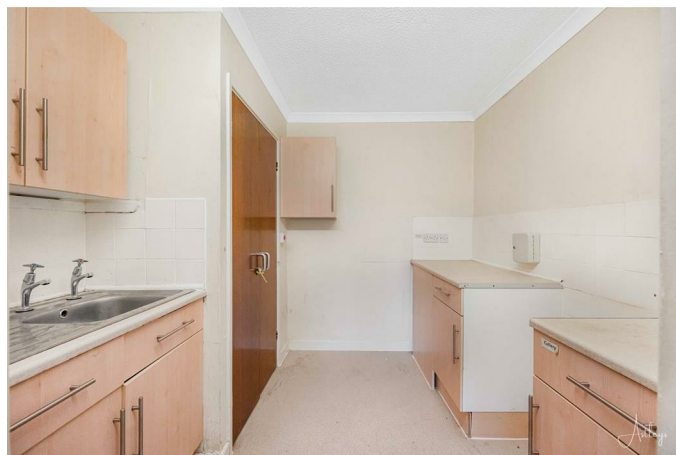
Entered via front door, wall mounted electric heater.

#### Lounge/Dining Room 13'6" x 17'3" (4.12m x 5.26m)



Double glazed window, wall mounted electric heater, open plan to the kitchen.

#### Kitchen 8'3" x 5'3" (2.51m x 1.61m)



Fitted with a matching range of wall and base units with worktop space over, sink unit, space for fridge/freezer, part tiled walls.

#### Bedroom 1 8'9" x 15'10" (2.66m x 4.83m)



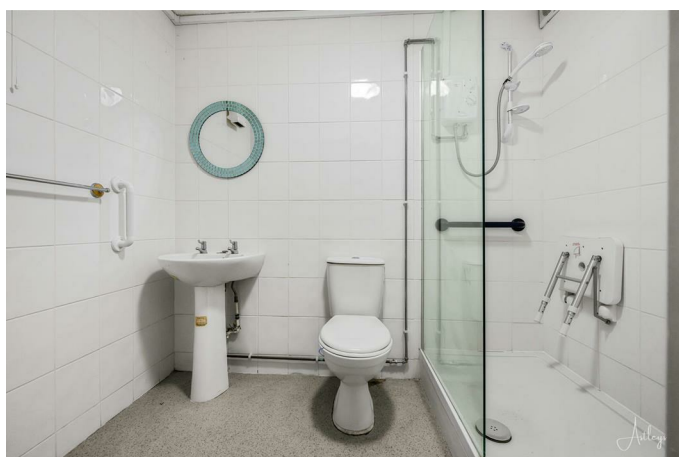
Double glazed window, fitted wardrobes, wall mounted electric heater.

### Bedroom 2 13'6" x 8'0" (4.12m x 2.45m)



Double glazed window, storage cupboard housing water boiler, fitted wardrobes, wall mounted electric heater.

### Shower Room



Fitted three piece suite comprising shower cubicle, wash hand basin and WC. Heated towel rail.

### Communal Areas

#### Communal Lounge/Dining Room



### Communal Kitchen



### Laundry Room



### Agents Note

Leasehold 60 years

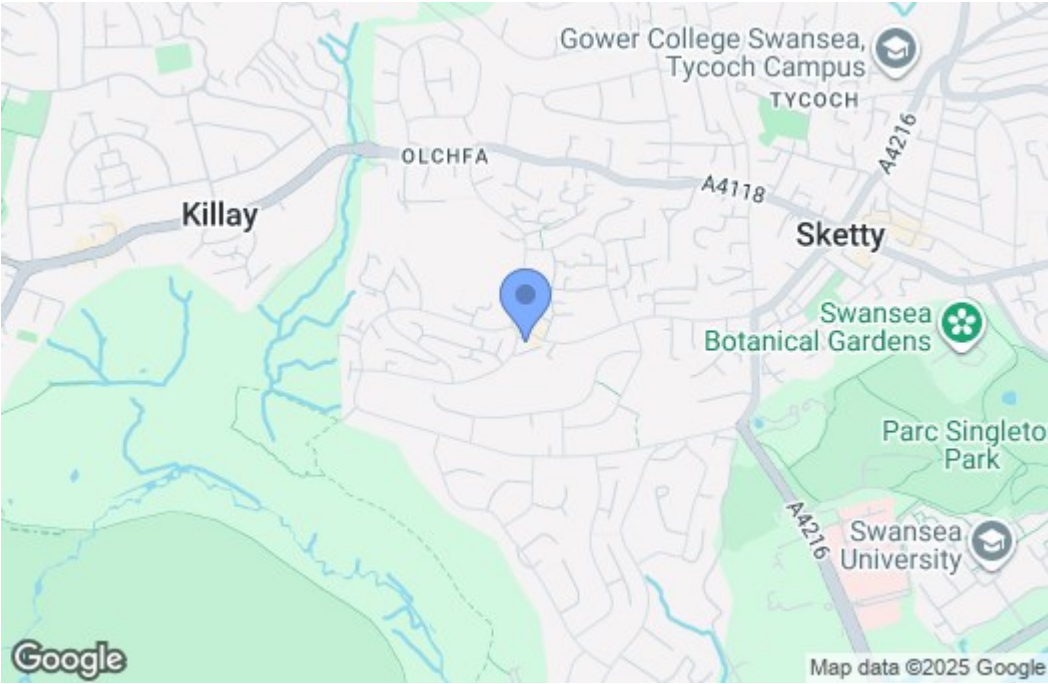
Council Tax - C

Annual Service Charge - £202.98

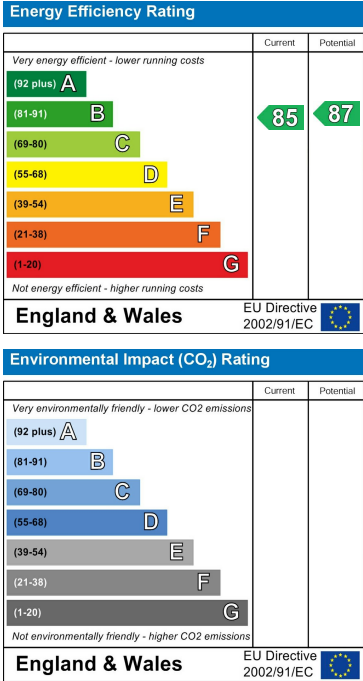
Floor Plan



Area Map



Energy Efficiency Graph



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