

Apartment 77, Willow Court Clyne Common, Swansea, SA3 3JB

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£125,000



Step into this delightful first-floor, two-bedroom apartment in Willow Court, Seven Acres, Clyne Common, Bishopston. This exclusive, sought after development for the over 55's, set in beautiful landscape grounds, is perfectly suited for an active retirement and assisted living.

This inviting bright and airy home, accessed by a lift or stairs offers a relaxed, comfortable and functional living space.

The apartment is well positioned in the complex and comprises a spacious hallway, generous living room, two double bedrooms, well equipped kitchen and a bathroom with a walk-in shower and bath. Emergency care and fire alarms are fitted within the apartment, ensuring prompt assistance in case of emergencies.

Willow Court facilities cater to the daily needs and interests of owners, promoting a vibrant and engaging community, with easy access to local transport routes. Of special note is the community bus which runs two days a week into the popular seaside town of Mumbles.

Apartment owners can enjoy this retirement community, which offers a wide range of amenities, including a restaurant, coffee lounge and bar, hairdressers, gym, well-being centre, shop and communal parking. Should you wish to socialise and engage with other owners, you can join in with the wide variety of organised engaging onsite activities.

This unique development offers additional on-site access to a selection of different support services, including personalised care and assistance tailored to individual needs. On-site lunch meal delivery, laundry, cleaning and maintenance services are also available, further enhancing your convenience and comfort.

The entrances are monitored with CCTV, with electronic fob access into the apartments. The well-equipped complex offers a convenient and enjoyable living experience in a charming coastal setting.

The apartment is offered for sale with no chain.



Entrance

Via a hardwood door into the hallway.

Hallway

With a door to the storage cupboard. Door to airing cupboard. Door to bathroom. Doors to bedrooms. Door to the lounge.

Bathroom

7'11" x 8'2"

Well appointed suite comprising; walk in shower. Bathtub. W/C. Wash hand basin. Heated towel rail. Tiled walls. Extractor fan.

Bedroom One

11'11" x 11'0"

With a double glazed window to the front. Doors to built in wardrobe. Electric radiator.

Bedroom One

Bedroom Two/Lounge

12'2" x 7'10"

With a double glazed window to the front. Electric radiator.

Bedroom Two/Lounge

Lounge

23'3" x 15'6"

With a set of double glazed windows to the front. Electric radiator. Door to the kitchen.

Kitchen

7'7" x 8'0"

Well appointed kitchen fitted with a range of base and wall units. Running worksurface incorporating a stainless steel sink and drainer unit. Space for cooker. Space for fridge/freezer. Plumbing for washing machine. Part tiled walls.

On Site Gym

On Site Restaurant

On Site Coffee Lounge & Bar

Leading out onto the patio area.

On Site Library



On Site Shop

On Site Lounge

Patio

Landscaped Grounds

Landscaped Grounds

Landscaped Grounds

Landscaped Grounds

External

You have expansive communal gardens & parking.

Services

Mains electric. Mains sewerage. Mains water. Broadband type - full fibre. Mobile phone coverage available with EE, Three, Vodafone & O2.

Council Tax Band

Council Tax Band - E

Tenure

Leasehold (103 years remaining)

Service Charge £6,830 (includes water rates)

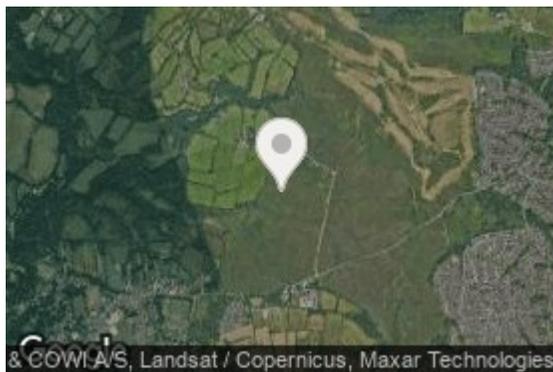
Telephone £499.92 for the emergency care, includes calls to landlines & mobiles

Ground Rent £382.60

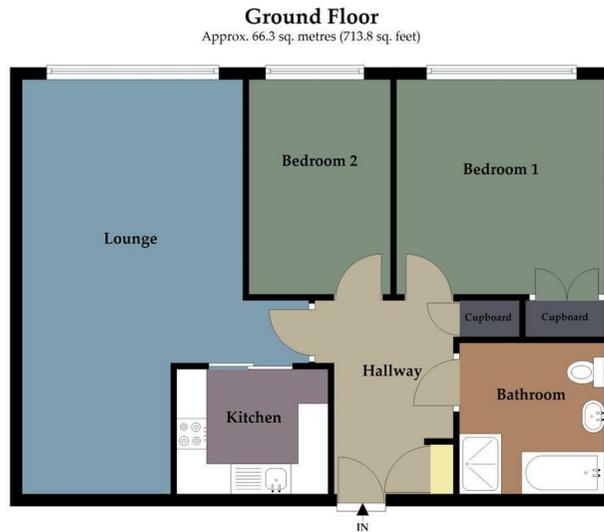
Next Ground Rent Review - October 2034

Next Service Charge Review - April 2026





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	83
England & Wales	EU Directive 2002/91/EC 	



Total area: approx. 66.3 sq. metres (713.8 sq. feet)

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Plan produced using PlanUp.