



Apartment 72 Willow Court, Clyne Common, Swansea, SA3 3JB

£120,000

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.

Entrance

Via a hardwood door into the hallway.

Hallway

Door to a cloaks cupboard. Door to the bathroom. Door to airing cupboard. Doors to bedrooms. Door to the lounge.

Bathroom 8'0" x 8'2" (2.443 x 2.505)



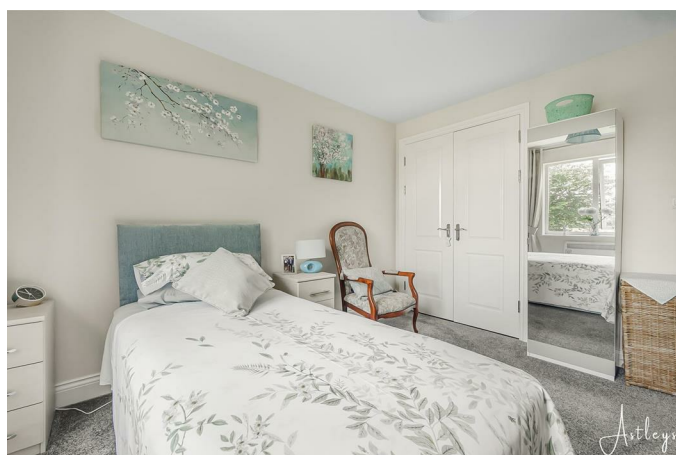
A well appointed bathroom suite comprising; large walk in shower. Bathtub. WC. Wash hand basin. Tiled walls. Extractor fan. Heated towel rail.



Bedroom One 11'9" x 11'0" (3.595 x 3.373)



Set of double glazed windows to the rear offering a pleasant countryside outlook. Doors to built in wardrobes. Wall mounted electric heater.



Bedroom Two 12'5" x 7'9" (3.788 x 2.385)



Set of double glazed windows to the rear offering a pleasant countryside outlook. Wall mounted electric heater.



Lounge 23'2" x 11'4" (7.066 x 3.475)



Sliding door to the kitchen. Set of double glazed windows to the rear offering a pleasant countryside outlook. Wall mounted electric storage heater.





Integral fridge. Integral freezer. Built-in oven and grill with extratcor hood over. Running work surface incorporating a range of base and wall units. Stainless steel sink and drainer unit. Tiled walls.

Grounds



Kitchen 7'3" x 8'4" (2.215 x 2.563)



A well appointed kitchen fitted with a range of base and wall units. Integral dishwasher. Washer/dryer.



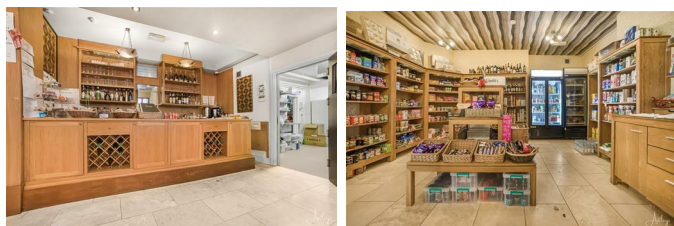
Aerial Aspect



On Site Restuarant



On Site Shop



On Site Coffee Lounge & Bar

On Site Library



On Site Lounge



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 £7,339.36 (includes water rates)

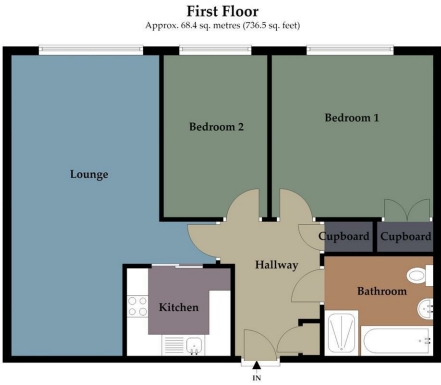
Telephone £535.92 for the emergency care, includes calls to landlines & mobiles

Ground Rent £398.80

Next Ground Rent Review - October 2034

Next Service Charge Review - April 2026

Floor Plan



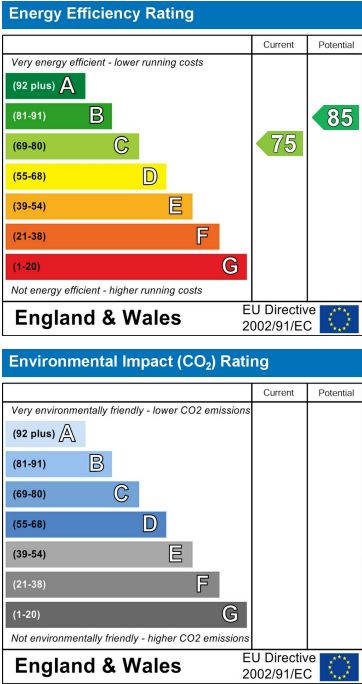
Total area: approx. 68.4 sq. metres (736.5 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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