

**45 Mumbles Bay Court**

**Mayals Road, Swansea, West Glamorgan, SA3 5BS**



**PRICE: £245,000**

**Lease: 125 years from 1993**

**Property Description:**

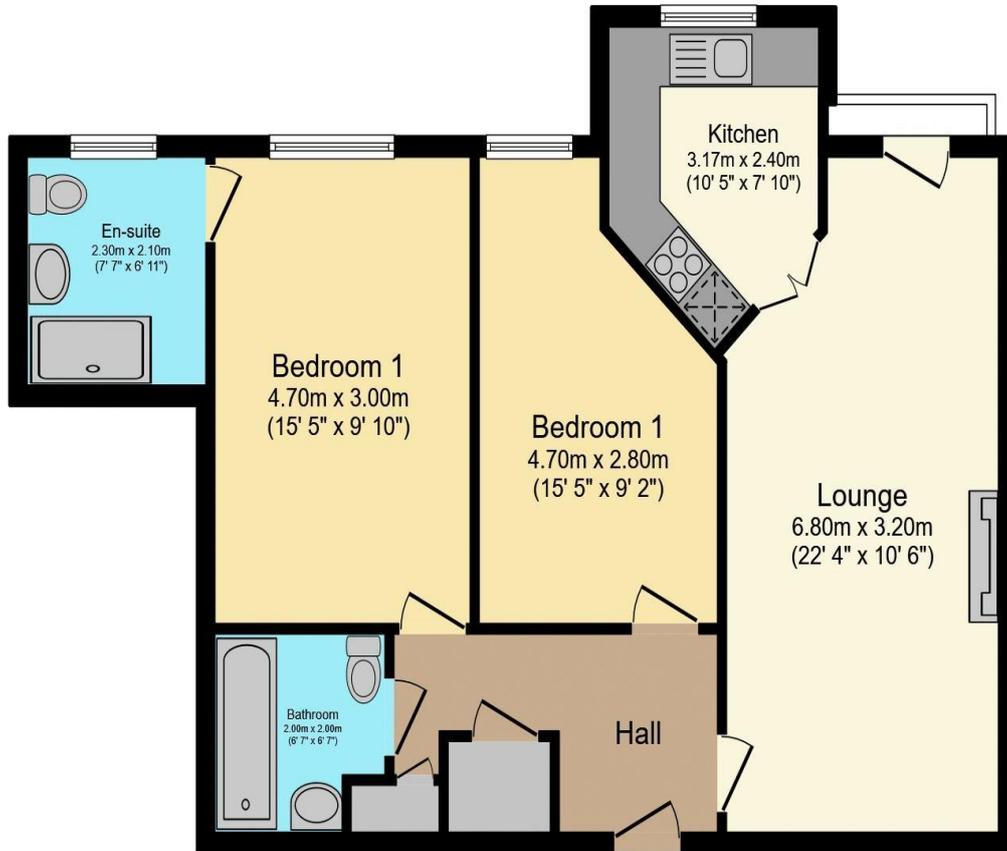
A TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT BENEFITING FROM EN-SUITE SHOWER ROOM Mumbles Bay Court is situated in an enviable position enjoying panoramic outlook over Swansea Bay and Mumbles. The development has landscaped and well lit grounds backing onto Clyne Church and Clyne Gardens. The front gardens are landscaped with various seating areas. Each property comprises one or two bedrooms, entrance hall, lounge, kitchen and bathroom. The Development Manager can be contacted from various points within the flats and during the periods when the Development Manager is not on duty there is a 24 hour Appello call system. It is a condition of purchase that residents be over the age of 50 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge and Guest Suite  
Communal Laundry facilities  
24 Hour Emergency Appello call System  
Situated opposite beach and esplanade.  
Minimum Age 50

Lift to all floors  
Development Manager  
Car Park  
Lease: 125 years from 1993



**For more details or to make an appointment to view, please contact  
Charlotte Harvey**



Total floor area 70.8 m<sup>2</sup> (762 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/8/24**

**Annual Ground Rent:**

**£578.61**

**Ground Rent Period Review:**

**2037**

**Annual Service Charge:**

**£3636.98**

**Council Tax Band:**

**E**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.