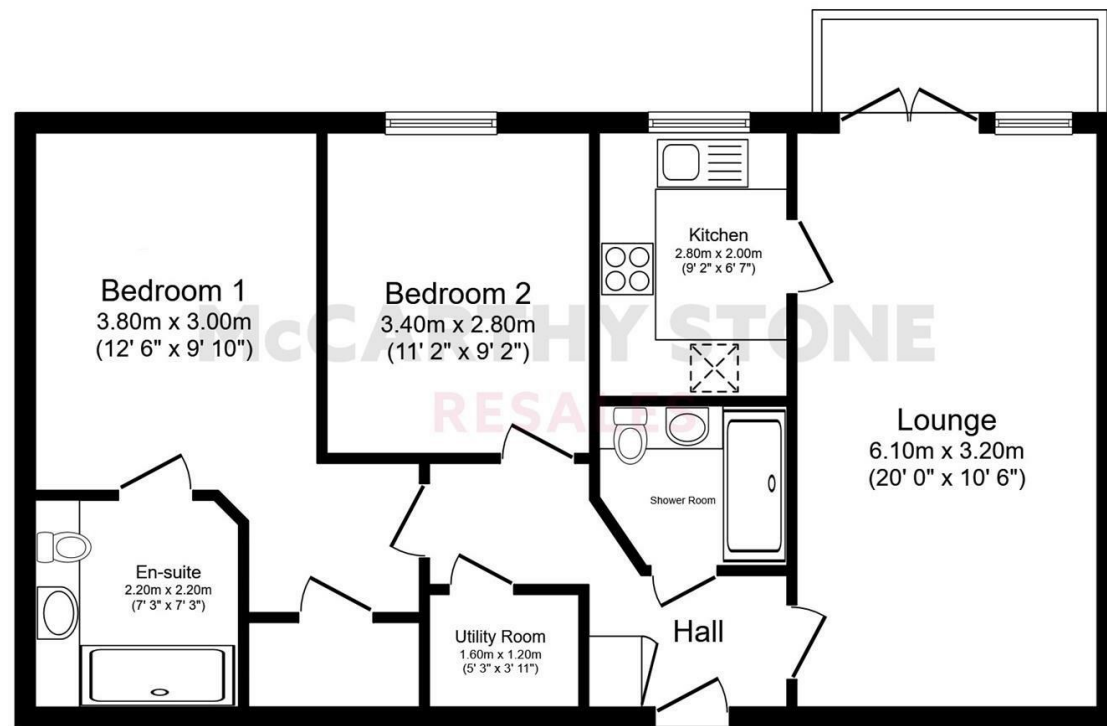


McCARTHY STONE RESALES

45 FERN COURT GOWER ROAD, SWANSEA, SA2 9BH



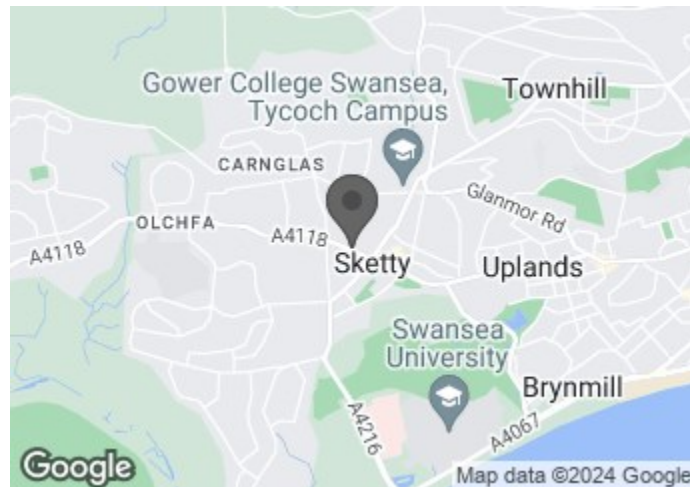
Total floor area 68.9 sq.m. (742 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: E



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	78	78
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



A bright and spacious 2 bedroom retirement apartment situated on the first floor with A WALK OUT BALCONY overlooking the communal grounds. CAR PARKING SPACE INCLUDED.

ASKING PRICE £315,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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FERN COURT, GOWER ROAD, SKETTY, SWANSEA, WEST GLAMORGAN, SA2 9BH

SUMMARY

Fern Court is a 'Retirement Living' development recently constructed by award-winning McCarthy and Stone to offer fantastic independent living opportunity for those aged over 60. Set in private south-facing landscaped gardens and close to Singleton Park, Fern Court offers peace and tranquility just 2 miles outside the city centre. The communal lounge and gardens are great spaces for residents to socialise, and with car parking, a cycle store and a scooter room available, you're free to explore the local area and beyond, however you like to travel.

You can feel assured knowing that the House Manager is in control of the development's day-to-day running. Should an emergency arise, the House Manager is on hand during office hours and the 24/7 call system provides round-the-clock support. So, along with the camera entry system and guaranteed accessibility throughout, you can feel completely safe and secure in your new home, giving you time to enjoy the finer things in life.

Situated in Sketty, Swansea, there are plenty of local amenities on the doorstep, including two supermarkets, several restaurants, a bakery and much more. St Paul's Parish Centre is just up the road, where dance classes, social gatherings and community meetings are regularly held. Singleton Hospital is also less than a mile away. The development has a wonderful friendly community feel, with a host of regular activities to enjoy thus making it really easy to meet new friends and to lead a busy and fulfilled life at Fern Court.

ENTRANCE HALLWAY

Of a good size with space for typical hall furniture. There is solid oak-veneered entrance door with spy-hole,

security intercom system providing both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, door to a utility/store cupboard with light, shelving, 'Vent Axia' ventilation and heat recovery unit and auto washer/dryer. Further shallow cupboard with meters. A feature glazed panelled door leads to the Living Room.

LIVING ROOM

A bright and welcoming room with ample dining space furniture. Double-glazed double French doors opening onto a balcony with a very pleasant outlook over the communal grounds. A feature glazed panelled double door leads to the kitchen.

KITCHEN

With a large double-glazed window and garden outlook. Excellent range of contemporary soft cream 'gloss' units with contrasting laminate worktops, matching upstands and incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with a contemporary glazed splash-panel and stainless steel chimney extractor hood over, waist-level oven and concealed fridge and freezer. Ceiling spot light fitting, and tiled floor.

BEDROOM ONE

Double glazed window overlooking the garden, walk-in wardrobe with auto-light, ample hanging space and shelving. Door to en-suite wet room.

EN-SUITE

A modern wetroom facility with a white suite comprising; back-to-the wall WC with concealed cistern, vanity wash-basin with undersink cupboard and work-surface and mirror with integral light over. Level access, walk-in shower with glazed screen, ladder radiator, emergency pull cord, ceiling spot light fitting, extensively tiled walls and fully tiled floor.

2 BED | £315,000

SECOND BEDROOM

Of a good size with a double glazed window having a garden outlook. This room could even be used as an office or hobby room.

SHOWER ROOM

A modern facility with a white suite comprising; back-to-the wall WC with concealed cistern, vanity wash-basin with undersink cupboard and work-surface and mirror with integral light over. Large shower cubicle with a modest step-up having a glazed screen, ladder radiator, emergency pull cord, ceiling spot light fitting, extensively tiled walls and fully tiled floor.

CAR PARKING

A car space is allocated and forms part of the sale of this apartment.

LEASE INFORMATION

Lease: 999 years from 1st June 2017

Ground rent: £495

Ground rent review: 1st June 2032

SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service charge: £4,064.04 (for financial year ending 30/06/24). The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your property consultant or house manager.

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

