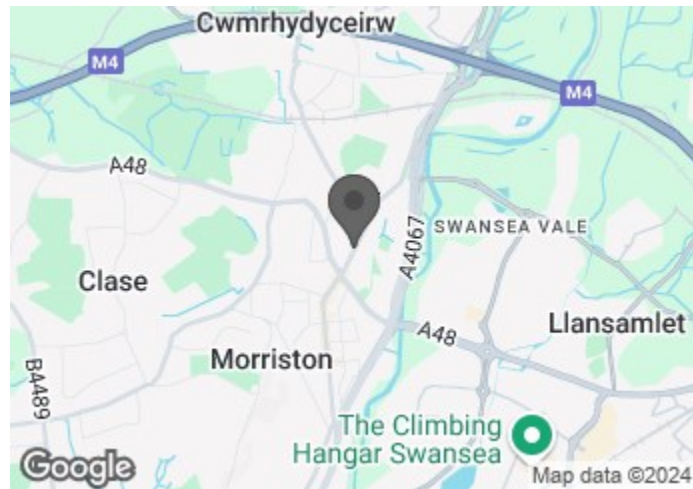


First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: B



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			
		78	87

**McCARTHY STONE
RESALES**

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**McCARTHY STONE
RESALES**

**23 BIRCH COURT
SWAY ROAD, MORRISTON, SWANSEA, SA6 6HU**



A well presented first floor, two bedroom retirement apartment with Juliet balcony off of the living room. The development offers lift access to all floors, homeowners lounge and conservatory, laundry room and landscaped communal gardens. Parking space included.

ASKING PRICE £135,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

BIRCH COURT, SWAY ROAD, MORRISTON, SWANSEA

2 BED | £135,000

INTRODUCTION

Managed by award-winning developers McCarthy Stone since completion in late 2016, Birch Court occupies an excellent position within an easy walk of local facilities, including Bus routes for Swansea City centre, Doctors, Morriston Park and local shops, bars and restaurants.

The development enjoys a host of facilities for the benefit of home owners, not least of which is the beautiful communal lounge which is the hub of social activities. In addition, there is a lift serving all floors, mobility scooter store, laundry room and a landscaped garden with mature trees. Further peace-of-mind is found in the service provided by our House Manager who oversees the smooth running of the development. There is also a 24-hour emergency call system in the apartments and communal areas. A guest suite is available to receive family and friends for which a small charge of £25 per night is made.

The quality of life is so important to living at Birch Court and it's a place where new friendships are easily made, there are always plenty of regular activities to choose from including; coffee mornings, a seated yoga class, French for beginners, garden club, drawing club, seasonal and themed events and occasional excursions of interest. Whilst there is something for everyone there is certainly no obligation to join in and residents can participate or remain as private as they wish.

ENTRANCE HALLWAY

Having a solid entrance door with spy-hole. Security entry phone system that provides a verbal link to the main development entrance door. Airing/boiler cupboard with shelving housing the hot water cylinder supplying domestic hot water. Emergency pull cord and intercom system. Panel heater.

LIVING ROOM

Double-glazed French door (with matching side panels) opens to a Juliet balcony. 'Dimplex' panel heater and emergency pull cord.

KITCHEN

With an excellent range of Soft Cream 'Shaker' style fitted wall and base units with having woodblock effect laminate worktops Integrated appliances include; a four-ringed hob with stainless steel chimney extractor hood over, a high level built-in oven and a stainless steel sink unit. Attractive tiled splashbacks, 'Dimplex' panel heater, emergency pull cord and tiled-effect vinyl flooring.

BEDROOM ONE

An excellent double bedroom with a double-glazed window, 'Dimplex' panel heater, built-in wardrobe with hanging rail and shelving.

BEDROOM TWO

Another double bedroom with a double-glazed window. Built-in double wardrobe, 'Dimplex' panel heater and emergency pull cord

SHOWER ROOM

Modern white suite comprising; double shower cubicle with glazed sliding door, pedestal wash-hand basin with mirror, strip light and shaver point above, WC. Heated towel rail, emergency pull cord and extensively tiled walls and vinyl flooring.

PARKING

No.23 has its own allocated parking space.

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows and exterior of apartment 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
- The cost of the excellent House Manager

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager

Service Charge: £3,914.38 per annum (per financial year ending 30/06/2025)

LEASE INFORMATION

Lease: 999 years from 1st June 2016

Ground rent: £495 per annum

Ground rent Review: 1st June 2031

