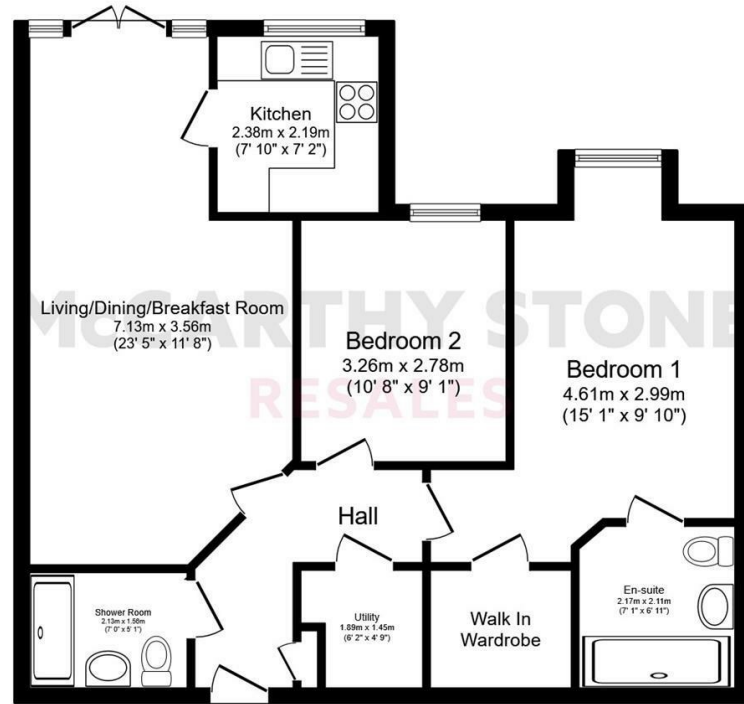


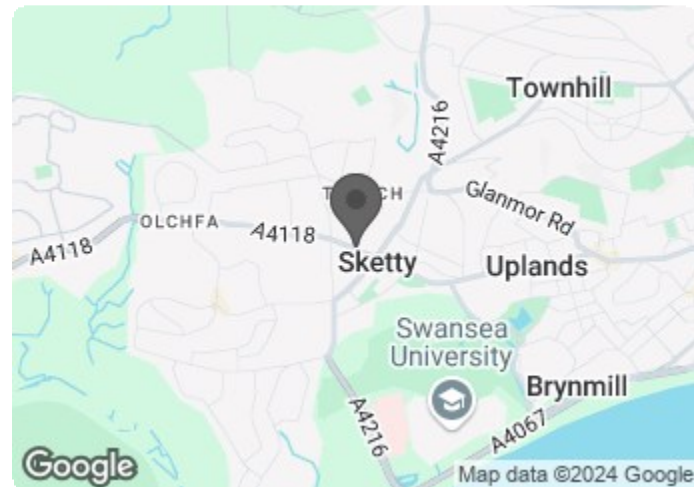
9 Fern Court

Gower Road, Sketty, Swansea, SA2 9BH



Total floor area 72.7 m² (783 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). Powered by www.focalagent.com

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			
England & Wales		EU Directive 2002/91/EC	

Asking price £320,000 Leasehold

A beautifully presented 2 bedroom, 2 bathroom retirement apartment on the GROUND FLOOR with a PATIO - Exclusively available to the over 60's. PARKING SPACE INCLUDED.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Call us on 0345 556 4104 to find out more.

Fern Court, Gower Road, Sketty, Swansea, West Glamorgan, SA2 9BH

Introduction

A spacious and beautifully presented two bedroom ground floor apartment in a prime position within the development. The double French doors that open from the living room to a patio that provides a lovely bright outlook over the front off Fern Court. The apartment is well-placed for the exceptional facilities of the development and the convenient lift service provides access to all floors. There is an excellent bright and airy living room, a well-appointed quality fitted kitchen with a comprehensive range of integrated appliances. The main bedroom has spacious ensuite facilities, the second bedroom is also of double size and an additional shower room off the hall offers convenience for visitors and guests. No: 9 has the benefit of an owned parking space

Fern Court is a 'Retirement Living' development constructed by award-winning McCarthy Stone to offer fantastic independent living opportunity for those aged over 60. Set in private landscaped gardens and close to Singleton Park, Fern Court offers peace and tranquility just 2 miles outside the city centre. A 24/7 call system provides round-the-clock support so, along with the camera entry system and guaranteed accessibility for homeowners 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. A bus stop nearby provides frequent easy access to all surrounding areas including the city centre and to the popular seaside village of Mumbles 3 miles away, with its variety of shops, restaurants and boutiques, and known to be the gateway to Gower peninsula, a designated area of outstanding natural beauty.

The development includes a Homeowners' lounge where regular activities take place providing a friendly and thriving social scene, but of course without obligation, therefore also

allowing Homeowners to remain as private as they wish. The excellent facilities extend to the lovely landscaped gardens and a well-appointed guest suite available for family and friends who may wish to visit for which a small nightly charge applies.

Entrance Hall

A generous size entrance hall with 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. 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 with a patio

A very comfortable and welcoming room with double-glazed double patio doors and side panel opening window fitted with Venetian blinds, outlook onto the front of Fern Court - the perfect place to relax. A feature glazed panelled door leads to the kitchen.

Kitchen

With a large double-glazed window with fitted venetian blind. 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 ceramic halogen 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.

Master Bedroom

Double glazed window fitted with Venetian blinds, overlooking the front of Fern Court. Walk-in wardrobe with auto-light, ample hanging space and shelving. Door to ensuite wet room.

En-Suite

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

2 bed | £320,000

Bedroom Two

Of a good size with a double glazed window fitted with Venetian blind. Ideal guest bedroom or could be a study, hobbies room or even a formal dining room.

Guest Shower Room

A modern facility, off the hall, with a white suite comprising; shower cubicle with glazed sliding screen, back-to-the wall WC with concealed cistern, vanity wash-basin with under sink cupboard and work-surface and mirror with integral light over. Ladder radiator, emergency pull cord, ceiling spot light fitting, extensively tiled walls and fully tiled floor.

Parking

Has the huge added benefit of an 'owned' parking space.

Service Charge:

Service Charge cost includes -

- Cleaning of communal windows and exterior of apartment windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- The cost of the excellent House Manager who oversees the smooth running of the development
- 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 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. To find out more about service charges please contact your property consultant or house manager.

Lease Term

Lease 999 Years from June 2017

Ground rent £495 per annum

Ground rent review: June 2032

It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

