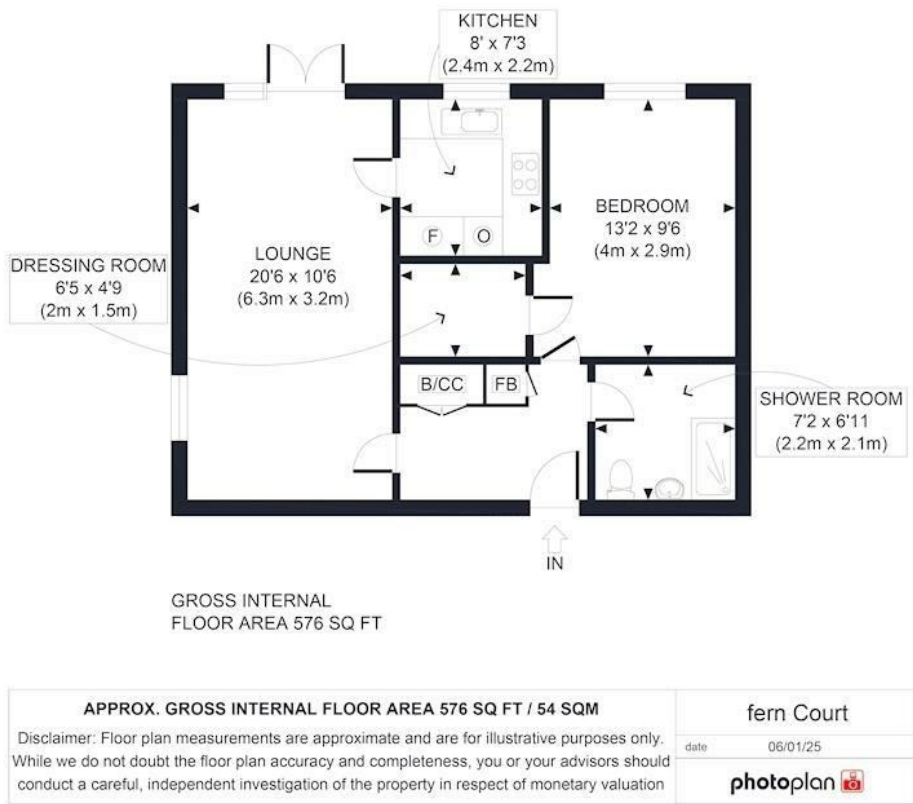
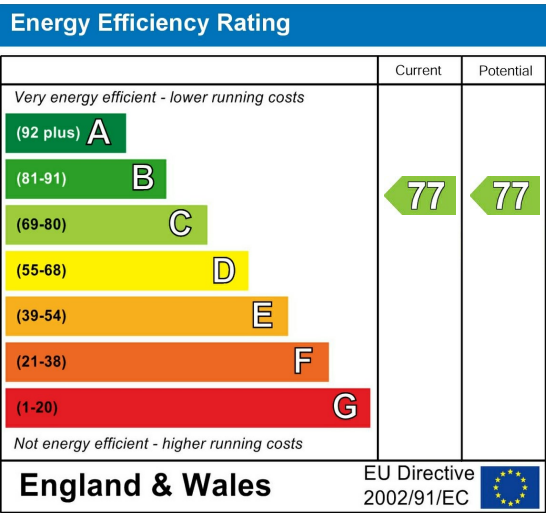
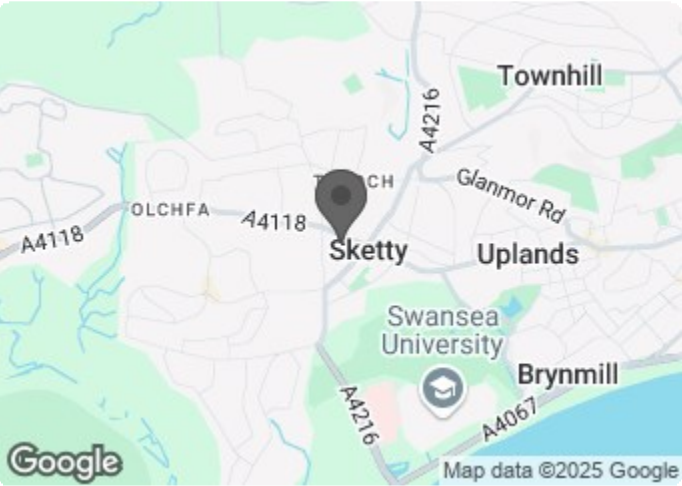


1 Fern Court

Gower Road, Swansea, SA2 9BH



Council Tax Band: D



Asking price £210,000 Leasehold

A bright and spacious one bedroom retirement apartment, situated on the ground floor with a patio area.

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

Summary

Fern Court is a 'Retirement Living' development recently constructed by award-winning McCarthy 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.

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

Entered via a solid oak-veneered entrance door with spy-hole. A security intercom system provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Wall-mounted emergency pull cord and push button panel linked to the 24/7 careline. Door to a useful utility/store cupboard with light, shelving, 'Vent Axia' ventilation and heat recovery unit and auto washer/dryer. A feature glazed panelled door leads to the Living Room.



Living Room

A comfortable and welcoming room with double-glazed opening doors leading to a beautiful patio area. that runs the width of both the living room and the under the kitchen window providing plenty of space to relax. A feature glazed panelled double door leads to the well equipped kitchen. Plug sockets are elevated for ease of use.

Kitchen

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 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.

Double Bedroom

A bright and airy bedroom with double glazed windows overlooking the communal grounds. Spacious walk-in wardrobe with auto-light, ample hanging space and shelving. Plug sockets are elevated for ease of use.

Shower Room

A contemporary facility with a white suite comprising; back-to-the wall WC with concealed cistern, vanity wash-basin with under-sink cupboard and work-surface and mirror with integral light over. Large level access shower cubicle with helpful grab-rail,



1 bed | £210,000

ladder radiator, emergency pull cord, ceiling spot light fitting, extensively tiled walls and fully tiled floor.

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 is £3,039.77 for financial year ending 30/06/2025. 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 Information

Lease: 999 years from 1st June 2017
Ground rent: £425 per annum
Ground rent review date: 1st June 2032

Car Parking

There is no allocated parking space for this apartment. There maybe visitors parking available for short stay visitors.

