

31 Fern Court

Gower Road, Sketty, Swansea, SA2 9BH



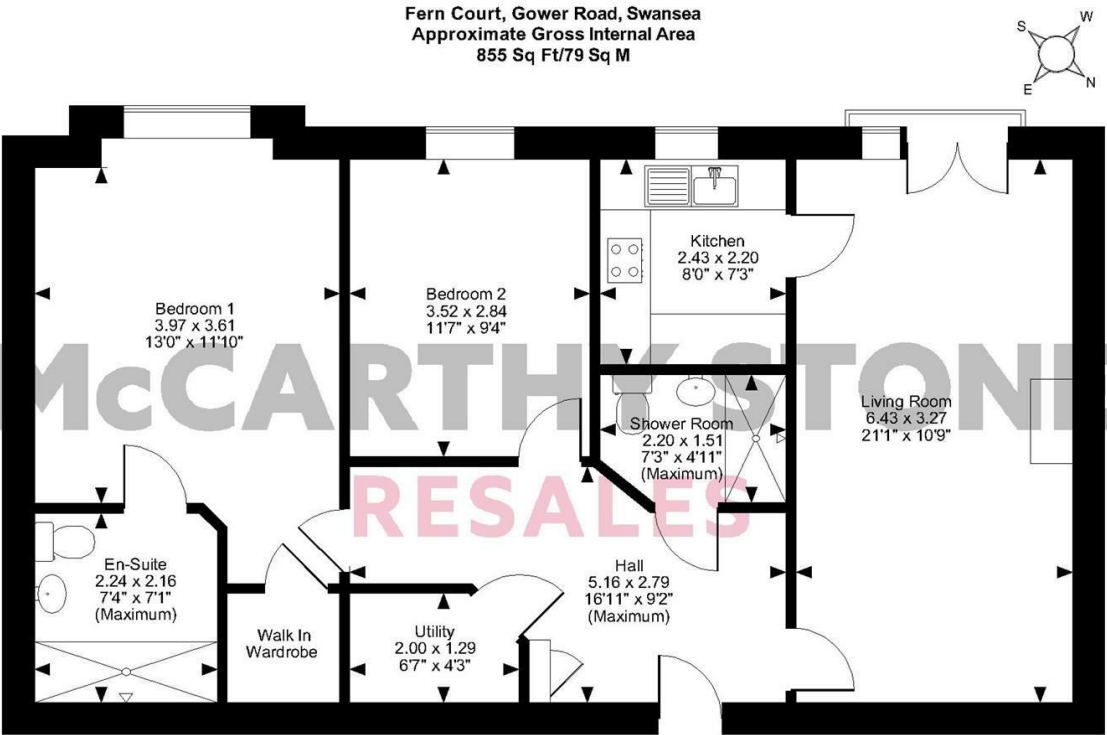
Offers in the region of £285,000 Leasehold

A bright and spacious south facing two bedroom, two bathroom apartment situated in prime position within the development with lovely bright outlook over the beautifully landscaped gardens at Fern Court with distant sea view. Parking space included. Chain Free

Call us on 0345 556 4104 to find out more.

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Fern Court, Gower Road, Swansea  
Approximate Gross Internal Area  
855 Sq Ft/79 Sq M



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: 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                                   | 79                      | 79        |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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.





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

### Introduction

Fern Court is a ‘Retirement Living’ development 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. Car parking, cycle store and scooter room enable freedom to explore the local area and beyond however you wish to travel.

Situated in Sketty, Swansea, there are plenty of local amenities on the doorstep, including Singleton Park and Hospital, surgery, pharmacies, supermarkets, restaurants, bakery and much more, with St Paul’s Parish Centre is just up the road where dance classes, social gatherings and community meetings are held. A nearby bus stop provides regular frequent services to all surrounding areas, including nearby Mumbles.

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.

The Homeowners Lounge and beautiful landscaped gardens provide great spaces for residents to socialise with regular social events making it really easy to meet new friends and lead a busy, fulfilled life at Fern Court without obligation, therefore allowing Homeowners to be as private as they wish.

### Entrance Hall

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 with Juliet Balcony

A welcoming, bright and spacious room with double-glazed double French doors with a side panel. Double French doors

open onto a Juliette balcony with a bright and pleasant outlook over the lovely south facing landscaped gardens of Fern court and distant sea view. 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.

### Master Bedroom

Double glazed window overlooking the garden, walk-in wardrobe with auto-light, ample hanging space and shelving. Door to Ensuite Wetroom.

### 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.

### Bedroom Two

A bright and spacious second bedroom that could even be utilised as a hobby room or office.

### Guest 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. A 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.

### Parking

No.31 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

## 2 bed | £285,000

- 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.

Service charge: £4,801.43 per annum (for financial year ending 30/06/2026)

Lease 999 Years from June 2017  
Ground Rent £495 per annum  
Ground rent review date: June 2032

### Additional Information & Services

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

### Moving Made Easy

Moving is a huge step, but don’t let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

