

80 Homegower House

St. Helens Road, Swansea, West Glamorgan, SA1 4DL



PRICE: £110,000

Lease: 99 years from 1986

Property Description:

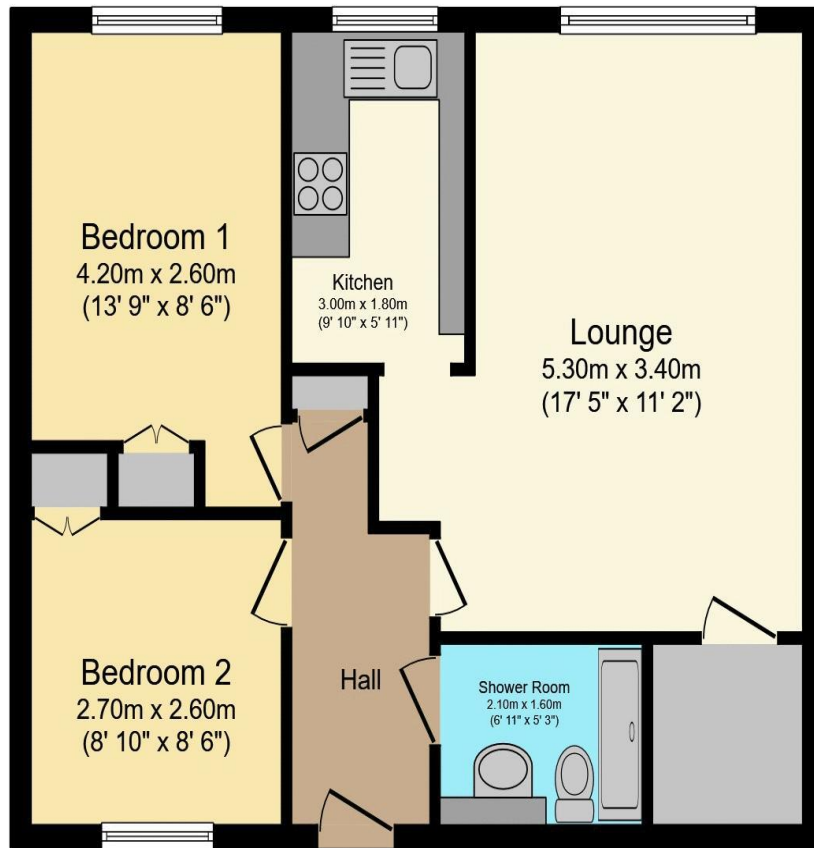
A TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT BENEFITING FROM UPDATED SHOWER ROOM

Homegower House has three local GP surgeries along St Helens Road, bus stop outside which takes 5 minutes into the city centre or about a 10-minute walk. Other Local convenience stores in walking distance: post office, newsagents, food stores, takeaways, and a beach & park within walking distance. Homegower House was constructed by McCarthy & Stone (Developments) Ltd and comprises 136 properties arranged over 4 floors each served by two lifts. The Development Managers can be contacted from various points within each property in the case of an emergency via a 24 hour Appello emergency call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents are over the age of 60 years or in the case of a couple, one must be over 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- Residents' lounge with conservatory
- Development Managers
- Video door entry system (linked to residents TV)
- Minimum Age 60
- 3 Guest Suites
- Communal Laundry facilities
- Lifts to all floors
- Lease 99 years from 1986



**For more details or to make an appointment to view, please contact
Charlotte Harvey**



Total floor area 56.0 m² (603 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).
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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | 81 | 81 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

For Financial Year Ending:

31/08/2025

Annual Ground Rent:

£556.90

Ground Rent Period Review:

Next Uplift 2030

Annual Service Charge:

£4,476.56

Council Tax Band:

C

Event Fees:

1% Transfer

0% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.