

Britain's Number One Retirement Property Specialist

17 Pantygwydr Court

Sketty Road, Swansea, West Glamorgan, SA2 0AW



PRICE: OIRO £125,000

Lease: 125 years from 2008

Property Description:

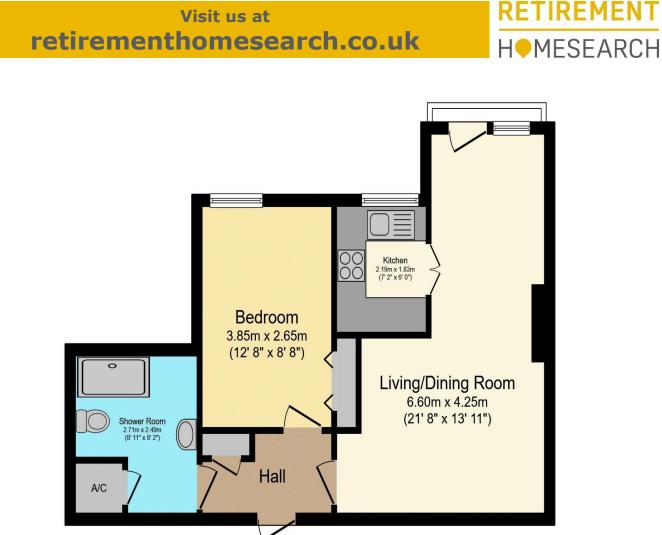
A SECOND FLOOR ONE BEDROOM RETIREMENT APARTMENT WITH JULIETTE BALCONY Pantygwydr Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 33 properties arranged over 3 floors each served by a lift. The Development Manager can be contacted from various points within each property in the case of an emergency. 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.

Development Manager Lift to all floors Minimum Age 60 24 hour emergency Appello call system Lease: 125 years from 2008



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

01425 632257 🗢 charlotte.harvey@retirementhomesearch.co.uk



Total floor area 47.4 m² (510 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

Energy Efficiency Rating			For Financial Year Ending:
Very energy efficient - lower running costs (92+)	Current	Potential	28/02/2025 Annual Ground Rent:
(B1-91) B	83	88	£425.00 Ground Rent Period Review:
(69-80) C (55-68) D			2031 Annual Service Charge:
(39-54)			£3575.22 Council Tax Band:
(1-20)			D Event Fees:
England & Wales	EU Directive 2002/91/EC		1% Transfer 1% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office: Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR Registered in England No. 3829469



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.