

50 Cwrt Hywel

Alexandra Road, Swansea, West Glamorgan, SA4 4NW



PRICE: £110,000

Lease: 125 years from 2007

Property Description:

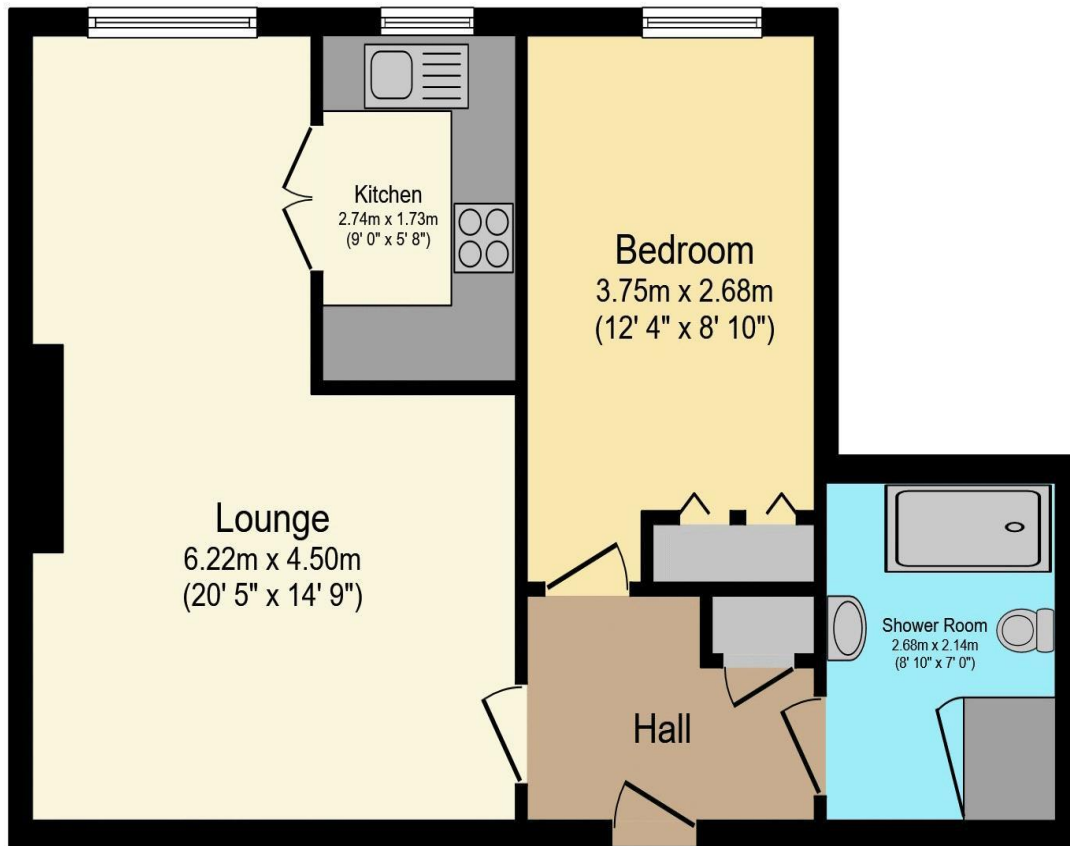
A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR BENEFITING FROM NEWLY FITTED SHOWER ROOM Cwrt Hywel was built by McCarthy & Stone and is conveniently located in the heart of Gorseinon for the many local shops and amenities. The Development consists of 50 apartments arranged over three floors each served by a lift, plus annexe of 4 apartments. The apartments consist of one or two bedrooms, entrance hall, lounge/dining room, fitted kitchen and bathroom. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. It is a condition of purchase that residents be over the age of 60 years, or in the case of a couple, one over 60 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 & Guest suite
Car Park
Lift to all floors
Development Manager

Communal gardens
24 hour Emergency Appello call system
Minimum Age 60
Laundry room



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



Total floor area 51.3 sq.m. (552 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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.EPC4U.COM		

For Financial Year Ending:

28/12/26

Annual Ground Rent:

£425.00

Ground Rent Period Review:

2044

Annual Service Charge:

£3,176.76

Council Tax Band:

C

Event Fees:

1% Transfer

1% 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.