

19 Home Gower House, St. Helens Road, Swansea, SA1 4DH

£50,000

Public Notice We are acting in the sale of the above property and have received an offer of £50,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating - C.

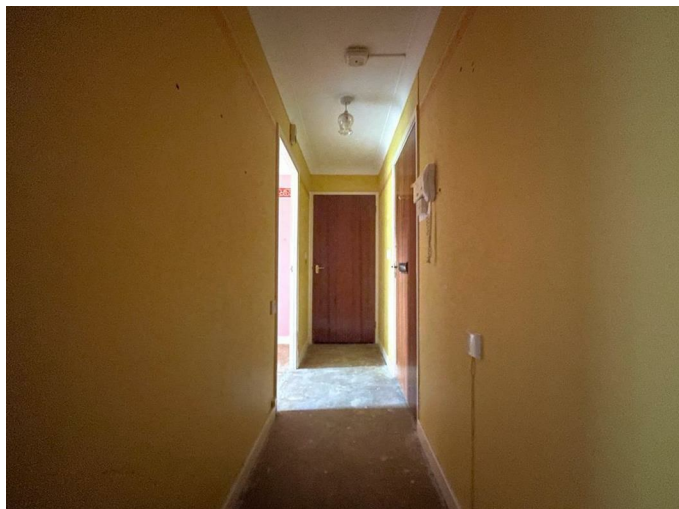
Presenting a one-bedroom ground floor retirement apartment for over the age of 60 years. The accommodation features a hall, a spacious lounge/dining room, a kitchen, a comfortable bedroom and a bathroom. Home Gower House offers numerous amenities, including resident management staff, a convenient lift, a communal lounge, beautifully maintained gardens, a laundry facility, guest accommodations, and dedicated parking for both residents and visitors. Ideally situated, the property enjoys proximity to Swansea City Centre, local shops and amenities with excellent transport links to Uplands and Mumbles. This residence provides a secure and comfortable retirement living experience with a range of facilities for the convenience and enjoyment of its residents.

The Accommodation Comprises

Entrance

Entered via wooden doors.

Hall



Entered via front door.

Lounge/Dining Room 14'1" x 11'3" (4.28m x 3.44m)



Double glazed window to rear, door leading to communal gardens, electric storage heater.

Kitchen 7'3" x 5'11" (2.21m x 1.80m)



Fitted with a matching range of base and eye level units, 1+1/2 bowl stainless steel sink, space for fridge/freezer and cooker.

Cupboard

Storage cupboard.

Bedroom 1 17'7" x 8'5" (5.35m x 2.56m)

Double glazed window to rear, fitted wardrobes, electric storage heater.

Bathroom



Fitted three piece suite comprising bath with shower over, wash hand basin and WC, tiled walls.

Communal Lounge



For residents use.

Gardens



Communal gardens.

Tenure

Leasehold - 61 years remaining

Council Tax Band: B Annual Price: £1,386 (min)

EPC Rating: C

Service Charge £3,412.92 September 2023-September 2024

Ground rent £500 September 2023-September 2024

Agents Note

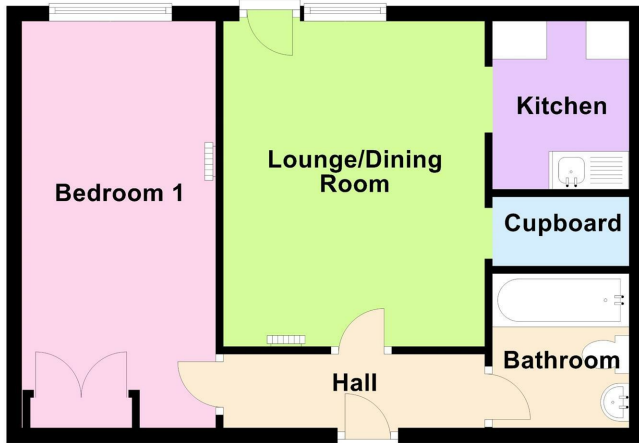
"In accordance with our client's the property may remain on the open market until exchange of contracts; our clients reserve the right to consider any

other offer which is forthcoming”.

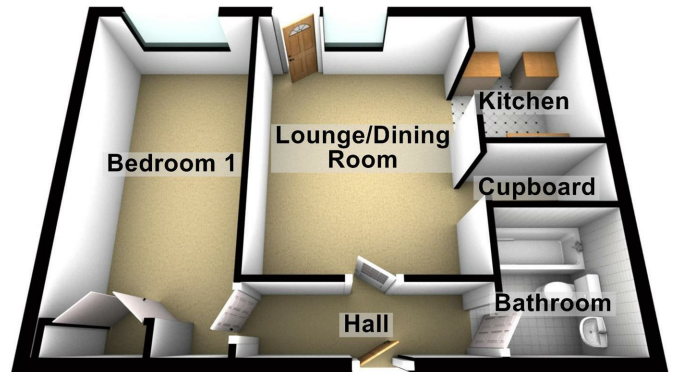
Disclaimer - “all services/appliances have not and will not be tested”

Floor Plan

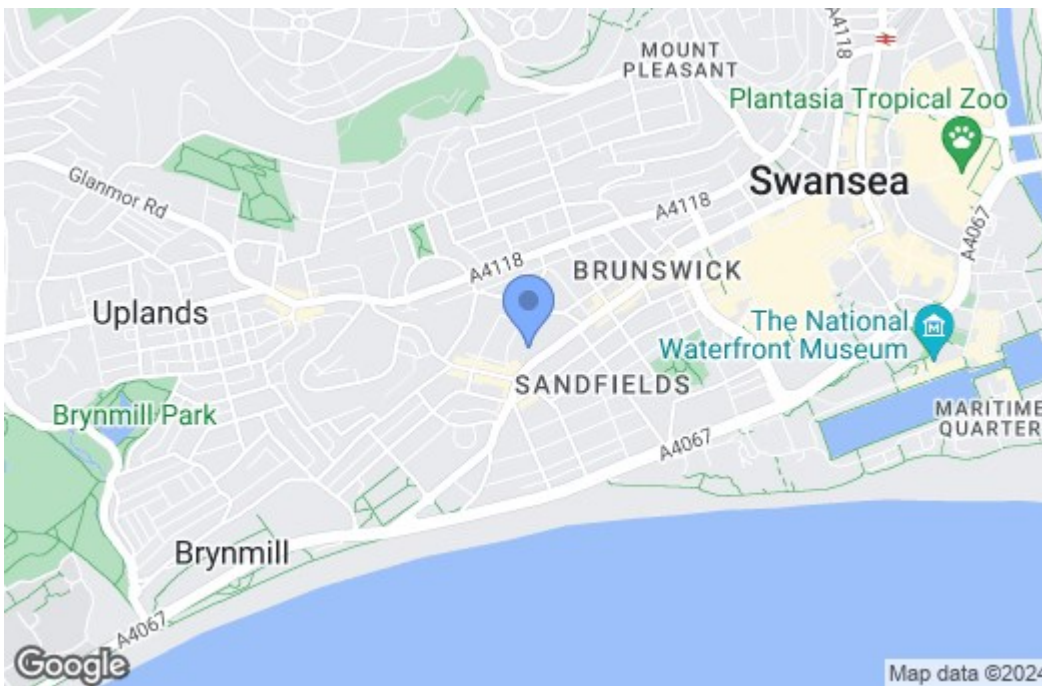
Ground Floor



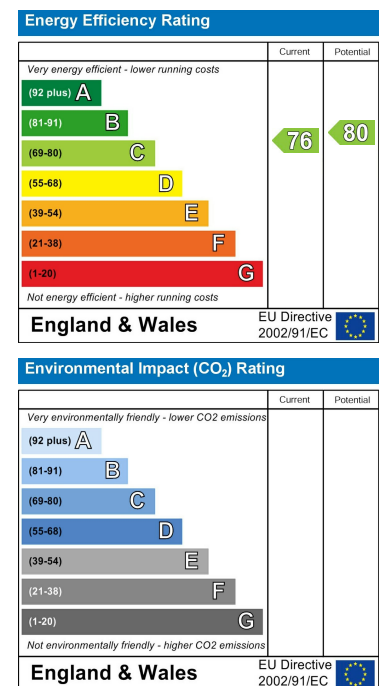
Ground Floor



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.