

## 117 Home Gower House, St. Helens Road, Swansea, SA1 4DW

**£59,995**

We are pleased to bring to the market a well presented one bedroom third floor retirement apartment. The apartment comprises of a hall, store cupboard, open plan lounge/kitchen, bedroom and shower room.

The benefits of Home Gower House include; resident management staff, lift, communal lounge, gardens, laundry, guest facilities and residents and visitors parking. Conveniently located close to Swansea City Centre, local shops, doctor surgery and amenities. Great transport links to Uplands and Mumbles.

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.

## The Accommodation Comprises

### Communal Entrance Hall

Entered via door to front leading into the communal hall with reception area.

### Third Floor

#### Hall



Entered via door from communal hallway, laminate flooring.

#### Store

### Lounge/Kitchen 21'1" x 10'8" (6.42m x 3.26m)



Double glazed window to front, fitted carpet in lounge, wall mounted electric fire. Fitted with a matching range of eye level and base units with worktop space over, 1+1/2 bowl stainless steel sink, built-in cooker and electric hob with extractor hood over, integrated fridge, laminate flooring in kitchen.

### Bedroom 14'1" x 8'8" (4.29m x 2.65m)



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

### Shower Room



Fitted three piece suite comprising shower cubicle, wash hand basin and WC, part tiled walls, laminate flooring.

### Communal Lounge



### Communal Gardens



### Agents Note

Leasehold Term Remaining 61 years

Service Charge- £2060.24

Ground Rent- £500

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

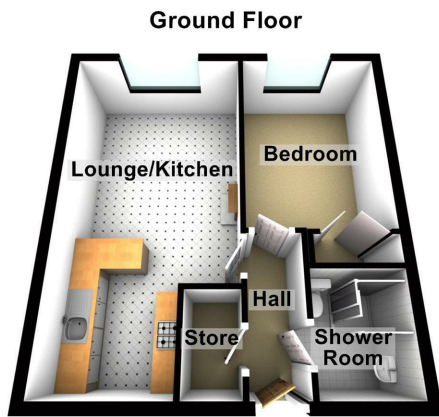


Services - Mains electric. Mains water which is included in the service charge.

Broadband type - Superfast fibre.

Mobile phone coverage available with EE. Vodafone, Three. O2

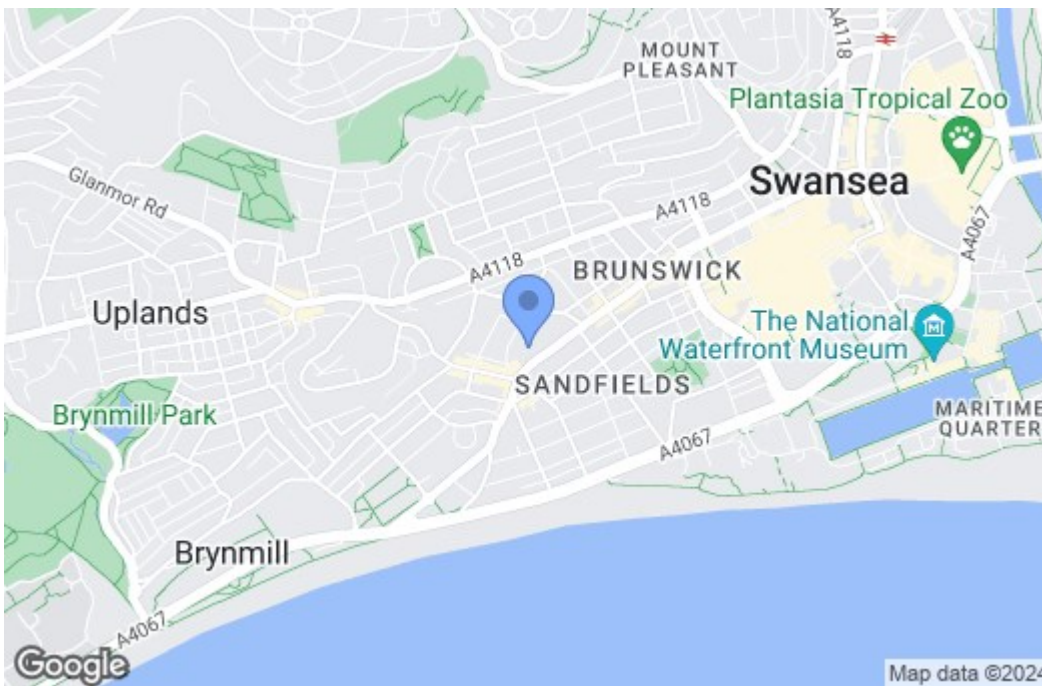
## Floor Plan



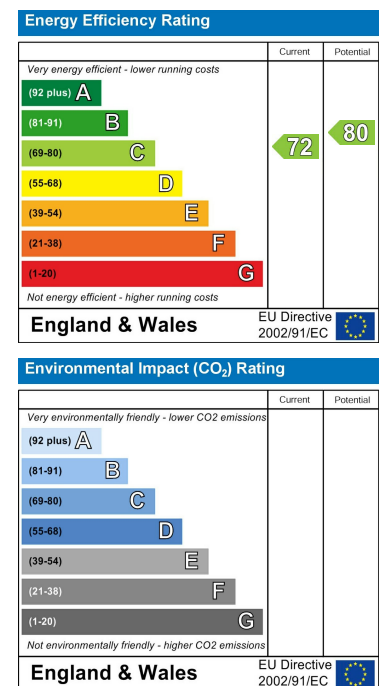
Ground Floor



## Area Map



## Energy Efficiency Graph



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