



Flat 54 Home Gower House, St Helens Road, Swansea, SA1 4DL

£70,000

Situated within a purpose built retirement complex, designed to provide comfort and security for older residents over 60's. Located on the first floor with views over communal gardens, the apartment boasts an entrance hall that leads into a lounge, seamlessly connected to a newly fitted kitchen. There is a double bedroom with a built-in wardrobe and a shower room. The complex comprises 135 flats and is managed by dedicated on-site staff, ensuring a safe and supportive environment. Residents benefit from a careline alarm service, providing peace of mind. The communal facilities are excellent, featuring a lift for easy access, a cosy lounge for social gatherings, a laundry room, guest accommodations for visitors, and a beautifully maintained garden, perfect for enjoying the outdoors. The location is highly convenient, with essential amenities such as shops, a GP and a bus stop just a short stroll away. The community spirit is vibrant, with a range of weekly activities organised by residents, including bingo, card games, music sessions, and access to a library. This flat is ideal for those seeking a harmonious blend of independence and companionship during their retirement years, making it a perfect choice for a fulfilling lifestyle.

The Accommodation Comprises

First Floor

Entrance Hall

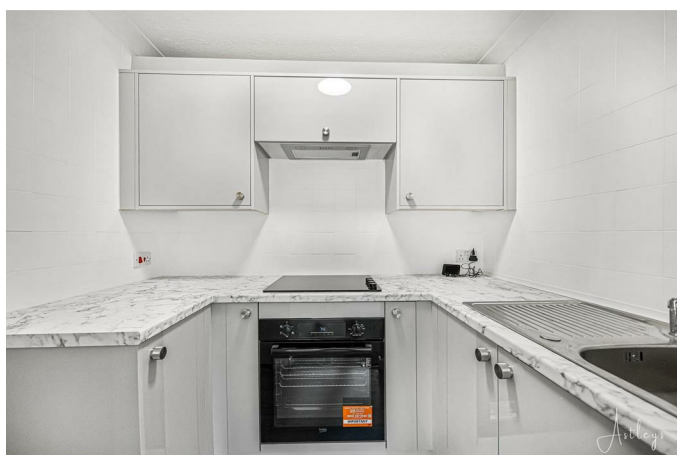
Entered via door to front, cupboard housing the water boiler tank and storage space.

Living Room 15'1" x 10'7" (4.60m x 3.22m)



Double glazed window to rear.

Kitchen 4'6" x 7'3" (1.36m x 2.20m)



Newly fitted with a matching range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink, space for fridge/freezer, built-in oven with extractor fan over and hob.

Bedroom 11'11" x 8'8" (3.64m x 2.64m)



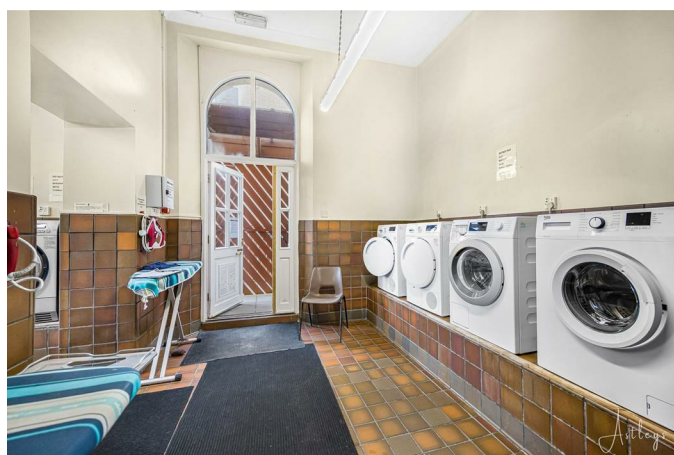
Double glazed window, built in wardrobe.

Shower Room



Fitted with three piece suite comprising a shower, wash hand basin and WC. Tiled walls, electric radiator.

The Communal Laundry Room



The Communal Lounge & Dining Area



The Communal Conservatory



The Communal Gardens



Aerial Images



Agents note

Tenure - Leasehold

Lease - 66 Years

Ground Rent - £222.76 per 6 months

Service Charge - £2,224 Annual Price

Council Tax Band - B

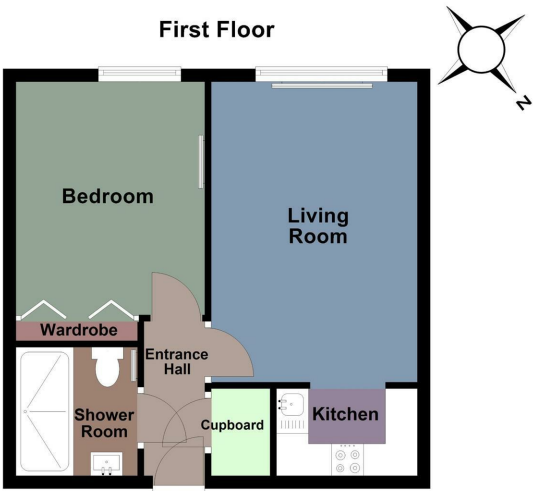
Services - Mains electric.

Mobile coverage - EE, Vodafone, Three, O2

Broadband - Basic 13 Mbps, Superfast 107 Mbps,
Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT, Sky

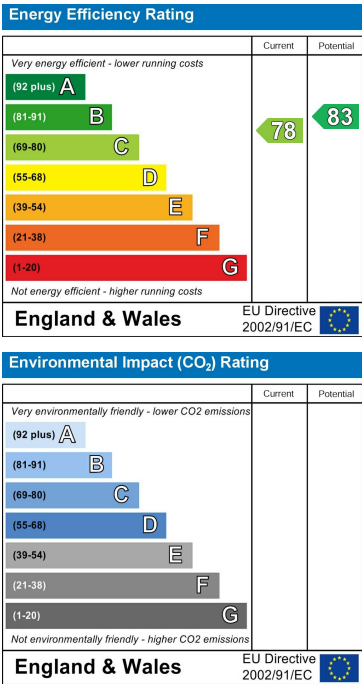
Floor Plan



Area Map



Energy Efficiency Graph



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