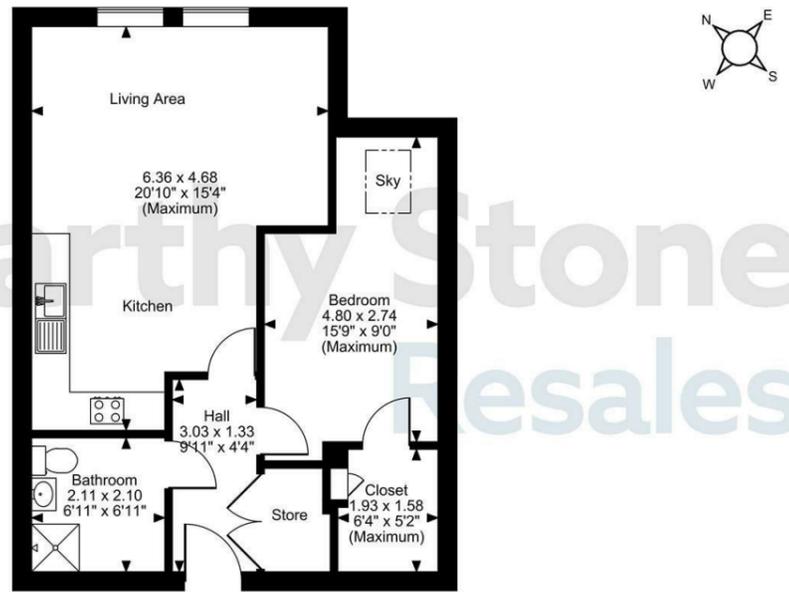


Fern Court, Gower Road, Swansea  
Approximate Gross Internal Area  
560 Sq Ft/52 Sq M



Second Floor

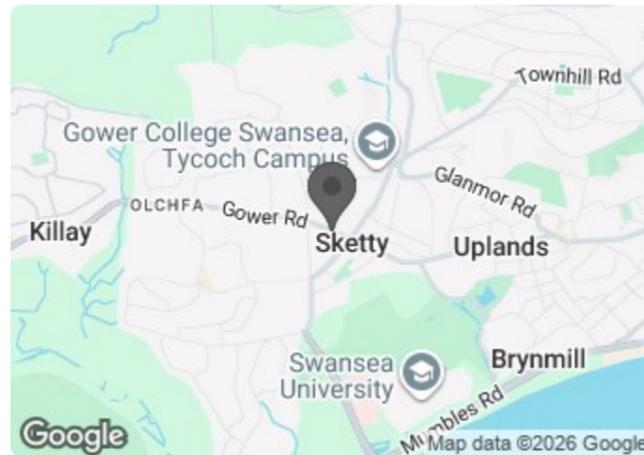
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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## 41 Fern Court

Gower Road, Swansea, SA2 9BH



Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Asking price £175,000 Leasehold**

DONT MISS OUT on this opportunity to purchase this VERY WELL PRESENTED ONE BEDROOM SECOND FLOOR APARTMENT, with a BRIGHT SPACIOUS LOUNGE and with a MODERN FITTED KITCHEN.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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# 81 - 89 Gower Road, Sketty, Swansea, West Glamorgan, SA2 9BH

1 Bed | £175,000

## INTRODUCTION:

Fern Court is a 'Retirement Living' development recently constructed by award-winning McCarthy and Stone to offer fantastic independent living opportunity for those aged over 60. Set in private south-facing landscaped gardens and close to Singleton Park, Fern Court offers peace and tranquility just 2 miles outside the city centre. The communal lounge and gardens are great spaces for residents to socialise, and with car parking, a cycle store and a scooter room available, you're free to explore the local area and beyond, however you like to travel. You can feel assured knowing that the House Manager is in control of the development's day-to-day running. Should an emergency arise, the House Manager is on hand during office hours and the 24/7 call system provides round-the-clock support. So, along with the camera entry system and guaranteed accessibility throughout, you can feel completely safe and secure in your new home, giving you time to enjoy the finer things in life.

Situated in Sketty, Swansea, there are plenty of local amenities on the doorstep, including two supermarkets, a bank, several restaurants, a bakery and much more. St Paul's Parish Centre is just up the road, where dance classes, social gatherings and community meetings are regularly held. Singleton Hospital is also less than a mile away.

The development has a wonderful friendly community feel, with a host of regular activities to enjoy thus making it really easy to meet new friends and to lead a busy and fulfilled life at Fern Court.

## ENTRANCE HALL:

With a solid oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via

the home-owners TV) and audio link to the main development entrance door. Emergency pull cord, double doors to a utility/store cupboard with light, shelving, Vent Axia heat recovery unit and automatic washing machine. A feature glazed panelled door leads to the Living Room.

## LIVING ROOM:

A bright spacious lounge area with double glazed windows allowing plenty of natural light into this North facing second floor living area and with ample room for a small dining table and chairs creates a bright and airy living space.

## KITCHEN:

With this open plane kitchen there are an excellent range of contemporary soft cream 'gloss' units with contrasting laminate worktops, matching up stands, incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed ceramic hob with a contemporary glazed splash-panel and stainless steel chimney extractor hood over, waist-level oven and concealed fridge and freezer and plumbing for a dishwasher. With ceiling spot light fittings and tiled flooring.

## DOUBLE BEDROOM:

An ample sized double bedroom with a double glazed Velux skylight window allowing light and ventilation into the bedroom, with a walk-in wardrobe with automatic lighting when the door is opened with ample hanging space shelving and drawer units with a further door to a shallow cupboard with meters.

## WETROOM:

A modern wetroom facility with a white suite comprising; back-to-the wall WC with concealed cistern, vanity wash-basin with under sink cupboard and work-surface and

mirror with integral light over. Level access, walk-in shower with glazed screen, chrome effect ladder style radiator, emergency pull cord, ceiling spot light fitting, extensively tiled walls and fully tiled floor.

## LEASEHOLD

Lease 999 Years from 2019  
Ground rent £425 per annum  
Ground rent review: 2032

## Additional Information & Services

- Full Broadband becoming available
- Mains water and electricity
- Electric room heating
- Mains drainage

## Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Annual Service charge: £3,200.88 for financial year ending 30/06/26. The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your property consultant or house manager.

