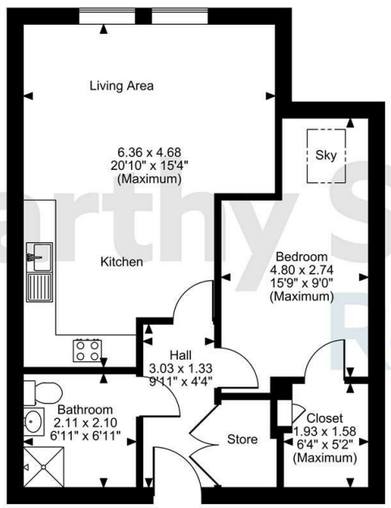
McCarthy Stone
Resales

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



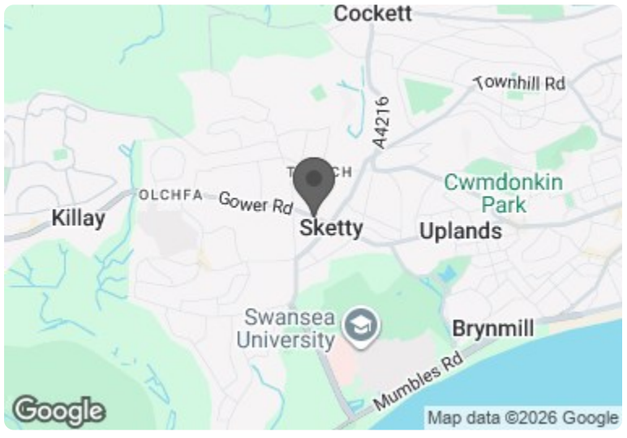


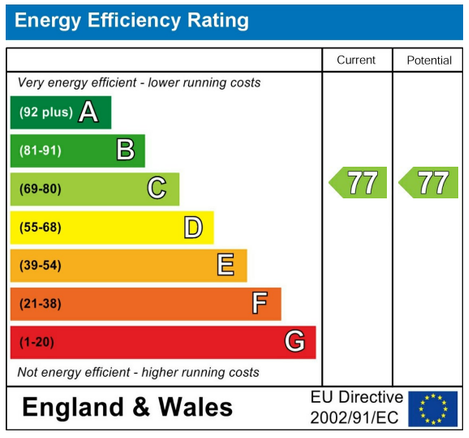
Second Floor

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

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Council Tax Band: D





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The Property Ombudsman

McCarthy Stone
Resales

41 Fern Court

Gower Road, Swansea, SA2 9BH

PRICE REDUCED







PRICE REDUCTION

Asking price £150,000 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.

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81 - 89 Gower Road, Sketty, Swansea, West

1 Bed | £150,000

PRICE REDUCED

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 airey 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: £3,314.74 for financial year ending 30/06/27. 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.













