



Flat 72 Morgan Court St. Helens Road, Swansea, SA1 3UP

£110,000

A one bedroom fourth floor retirement apartment in a desirable complex just a short walk away from the foreshore, close to Swansea City Centre, Victoria Park, local shops and restaurants.

The facilities include; laundry, guest suite, on-site house manager, communal residents lounge and well kept gardens.

The immaculate and homely apartment comprises, hallway, lounge/dining room with French doors leading to the Juliet balcony, kitchen with integrated oven and hob, bedroom with fitted wardrobes and bathroom. Additional benefits include a hot water tank installed in 2019 and eco friendly oil filled electric heaters.

EPC Rating: C

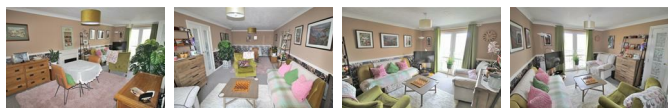
The Accommodation Comprises

Hall



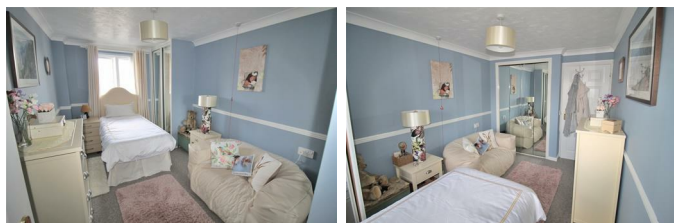
Cupboard housing hot water tank, electric heater.

Lounge/Dining Room 23'7" x 10'8" (7.19m x 3.25m)



Double glazed French doors to the Juliet balcony, coved ceiling, dado rail, two electric heaters.

Bedroom 13'9" x 8'3" (4.20m x 2.52m)



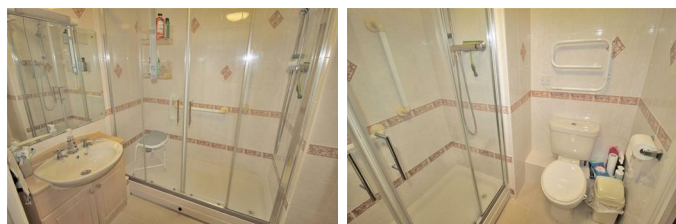
Double glazed window, two fitted wardrobes with mirrored folding doors, coved ceiling, electric heater.

Kitchen 8'0" x 7'7" (2.44m x 2.31m)



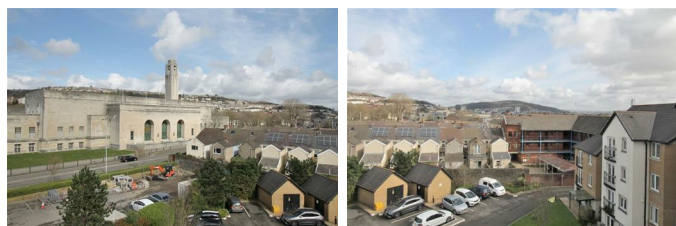
Fitted with a range of wall and base units with worktops over inset stainless steel sink with drainer and mixer tap, tiled splashbacks, plumbed for washing machine/dishwasher. Integrated oven, hob and extractor hood. Double glazed window.

Shower Room



Fitted with a large walk in shower cubicle, low level w/c and wash hand basin with vanity unit. Tiled walls, heated towel rail.

Views



Tenure

Leasehold

Service Charge £847.88 (6 months)

Ground Rent £192.50 (6 months)

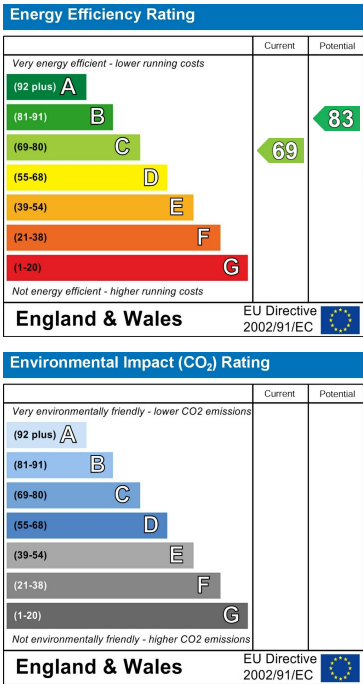
Floor Plan



Area Map



Energy Efficiency Graph



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