



## Flat 93, Home Gower House St. Helens Road, Swansea, SA1 4DN

**£56,000**

Located in a purpose built retirement complex, this one bedroom apartment offers comfortable and secure living tailored to the needs of older residents. Situated on the second floor, the apartment features an entrance hall, bright lounge overlooking the communal gardens with an opening to the kitchen, double bedroom and a shower room.

The complex and residents benefit from on site management staff, careline alarm service and excellent communal facilities, including a lift, lounge, laundry room, guest accommodations, and a beautifully maintained garden. Conveniently located, essential amenities such as shops, a GP, and a bus stop are just steps away. The community fosters an active social atmosphere, with weekly activities like bingo, card games, music sessions, and a library organized by residents. Ideal for those seeking a blend of independence and community in their retirement years.

## The Accommodation Comprises

### Communal Hallway

#### Hall

Storage cupboard.

### Lounge 15'3" x 10'7" (4.64m x 3.22m)



Double glazed window over looking the communal gardens, storage heater, arch to the kitchen.



### Kitchen 5'7" x 7'3" (1.70m x 2.21m)



Fitted with a range of wall and base units with worktop space over, stainless steel sink, tiled splashbacks, space for fridge, built-in electric oven and four ring electric hob.

### Bedroom 11'11" x 8'6" (3.62m x 2.60m)



Double glazed window, built-in wardrobe, storage heater.

### Shower Room



Three piece suite comprising shower cubicle, wash hand basin and WC.

### Communal Areas



### Communal Gardens



### Aerial Images



### Agents Note

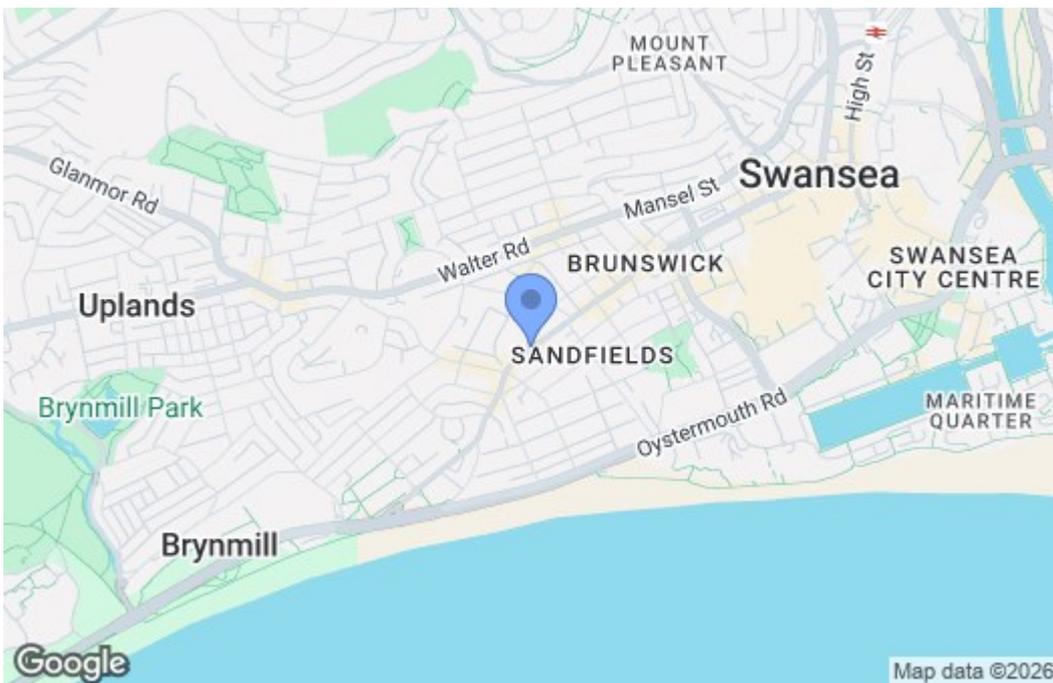
Tenure - Leasehold  
100 Year Lease with 60 years remaining  
Annual Ground Rent - £2460.00  
Annual Service Charge - £445.52  
Council Tax Band - D  
Services - Mains electric. Mains sewerage. Main Gas Water Meter.  
Parking - First Come basis  
Mobile coverage -EE Vodafone Three O2  
Broadband - Basic 9 Mbps Superfast 107 Mbps Ultrafast 1800 Mbps  
Satellite / Fibre TV Availability - BT Sky

## Floor Plan

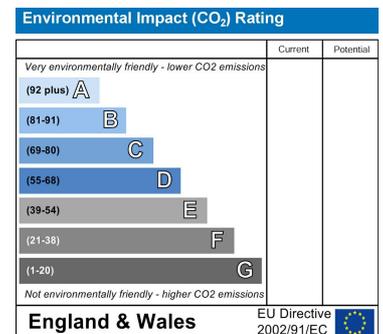
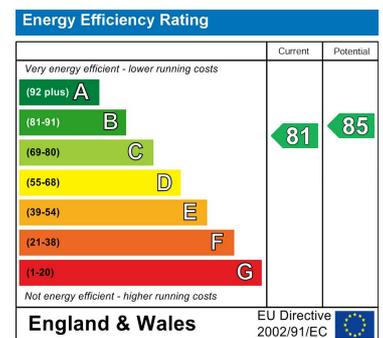


Total area: approx. 38.3 sq. metres (412.5 sq. feet)

## Area Map



## Energy Efficiency Graph



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