



## Flat, 80 Home Gower House, St. Helens Road, Swansea, SA1 4DN

**Offers Over £75,000**

Located in a purpose built retirement complex, this spacious two 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 with an opening to the kitchen, two double bedrooms and a modern shower room. Built in 1986, the complex comprises 135 flats 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

### Ground Floor

#### Communal Entrance



Entered via secure door with entry intercom, with access to all communal area and lift.

#### Apartment

##### Hall

Entered via door into the hallway with a storage cupboard.

##### Lounge/Dining Room 17'6" x 11'11" (5.34m x 3.62m)



Double glazed window, electric fire set in surround, storage cupboard, archway leading to the kitchen.

##### Kitchen 8'11" x 5'11" (2.73m x 1.81m)



Fitted with a range of wall and base units with worktop space over, stainless steel sink unit, tiled splashbacks, space for fridge/freezer and cooker, double window.

##### Bedroom 1 14'0" x 8'8" (4.27m x 2.64m)



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

### Bedroom 2 8'11" x 8'8" (2.71m x 2.64m)



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

### Shower Room



Three piece suite comprising tiled double shower cubicle, vanity wash hand basin and WC. Tiled walls, heated towel rail.

### Communal Areas

#### Lounge & Dining Area



### Laundry Room



### Communal Gardens



### Agents Note

Tenure - Leasehold

As of December 2024

Lease Term - 99 years from 1 September 1986 - Lease Term Remaining - 59 years (dated 11.03.26)

Charges as of December 2024

Ground Rent - £556.90

Service Charge - £2,032 As of the last 6 months invoice - December 2024

Council Tax Band - C

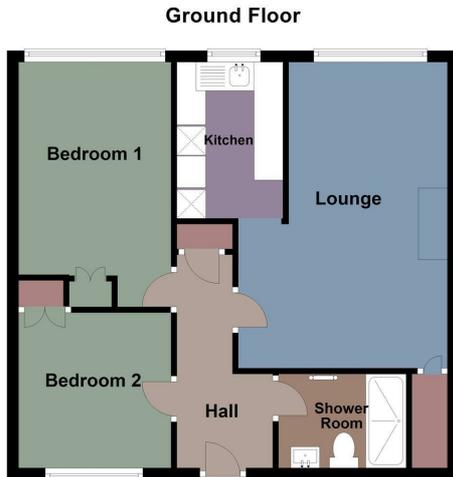
Services - Mains electric.

Mobile coverage -EE Vodafone Three O2

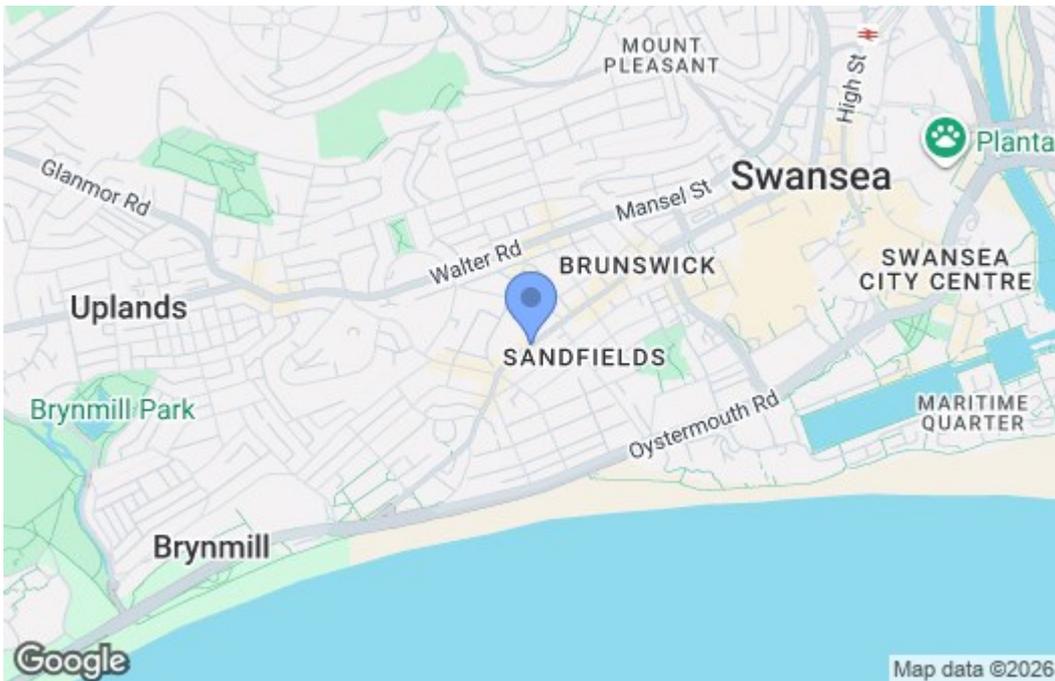
Broadband -Basic 8 Mbps Superfast 105 Mbps Ultrafast 1000 Mbps

Satellite / Fibre TV Availability -BT

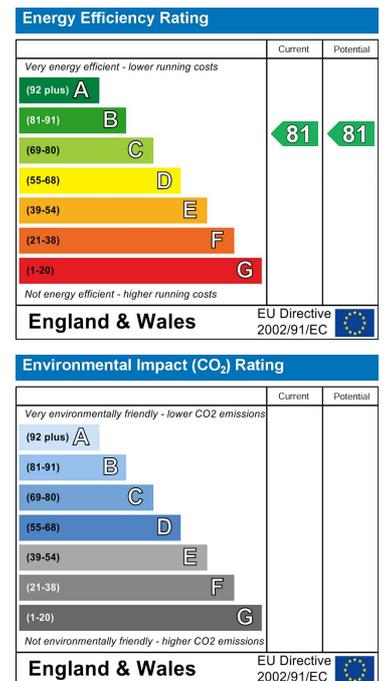
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.