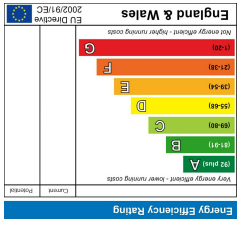
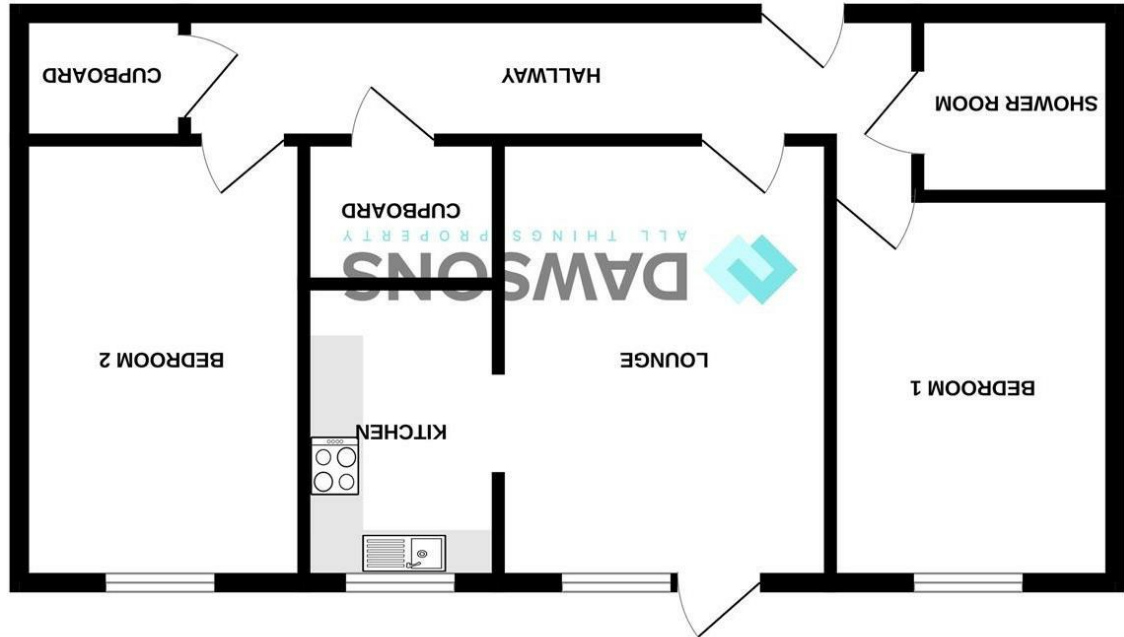


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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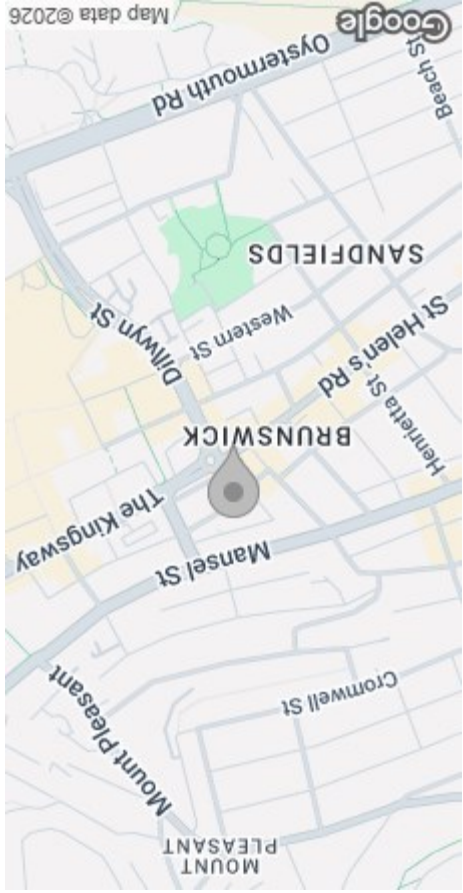


EPC



GROUND FLOOR FLAT

FLOOR PLAN



AREA MAP



Homeowner House St. Helens Road
 , Swansea, SA1 4DH
Asking Price £100,000



GENERAL INFORMATION

We are pleased to bring to market this two-bedroom ground-floor retirement apartment, set within the highly regarded Homegower development.

The accommodation is thoughtfully arranged to provide comfortable, low-maintenance living and comprises an entrance hallway, lounge, fitted kitchen, shower room, and two well-proportioned bedrooms.

Residents of Homegower benefit from a range of excellent communal facilities, including a residents' lounge, laundry room, guest accommodation, Careline emergency system, and parking. The apartment further benefits from electric heating and double glazing throughout.

Exclusively designed for those aged 60 and over, the development is ideally located close to local amenities, Swansea City Centre, and Swansea Beach, offering a secure, convenient, and sociable lifestyle.

Viewing is highly recommended to fully appreciate the setting, facilities, and lifestyle this retirement apartment provides.

FULL DESCRIPTION

Communal Entrance

Communal Hallway

Stairs and Lift to all Floors

Ground Floor Flat

Entrance

Hallway

Lounge

18'0" x 10'7" (5.51m x 3.25m)

Kitchen

9'1" x 5'10" (2.77m x 1.80m)



Bedroom 1
11'8" x 8'7" (3.57m x 2.63m)

Bedroom 2
13'5" x 8'7" (4.09m x 2.63m)

Shower Room

External

Communal Gardens and Parking

Tenure - Leasehold

125 Years with 99 Years remaining
Ground Rent: £557 Per Annum
Service Charge: £4,780.36 Per Annum

Council Tax Band - C

EPC-TBC

Services

Mains Electric

Electric Heating

Water: Billed

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

