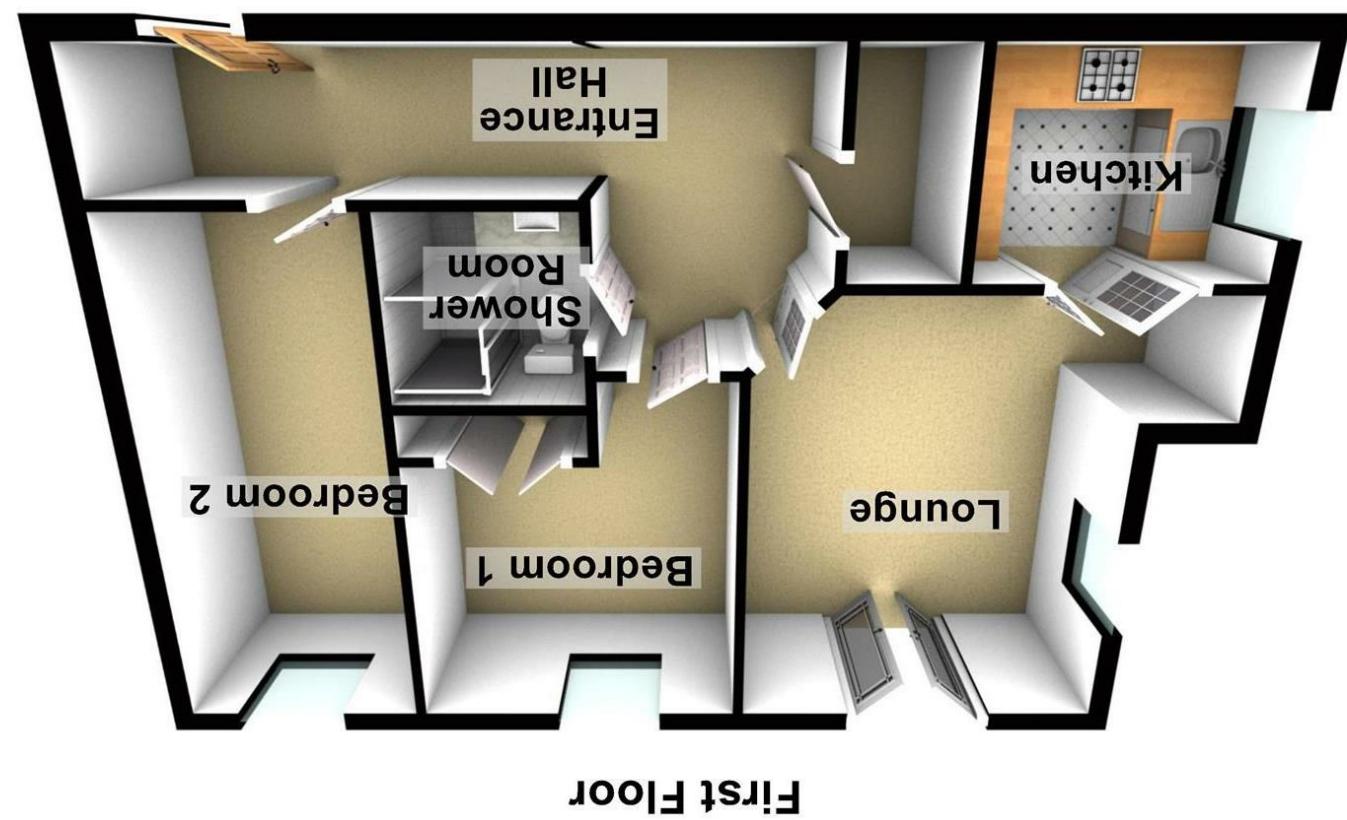


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

EPC



AREA MAP

FLOOR PLAN



GENERAL INFORMATION

Located in one of Swansea's most sought-after retirement complexes, this modern apartment offers comfortable and convenient living just moments from the beach and City Centre.

The well-presented accommodation comprises an entrance hallway, lounge/dining room with Juliet balcony, kitchen, two bedrooms, and a shower room. Additional benefits include uPVC double glazing, electric heating, and access to beautifully maintained communal gardens and parking.

Morgan Court is a purpose-built development for residents aged 60 and over (or one partner in a couple aged 60+), offering a secure and supportive environment. Features include a 24-hour emergency Careline system, an on-site development manager, and welcoming communal areas where residents can enjoy a range of social activities.

Ideally positioned within walking distance of local shops, amenities, and with a main bus route nearby, this apartment combines independence with peace of mind in a vibrant community setting.

Viewing is highly recommended to appreciate all this home and its location have to offer.

FULL DESCRIPTION

Communal Entrance

Communal Hallway

Stairs and Lifts to all Floors

First Floor Apartment

Entrance

Hallway

Lounge/dining room

18'0" x 12'9" (max) (5.50m x 3.90m (max))

Kitchen

7'5" x 5'8" (2.27m x 1.73m)



Bedroom 1
13'11" x 8'11" (4.26m x 2.73m)

Bedroom 2
16'4" x 7'1" (5.00m x 2.16m)

Shower Room

External

Communal Gardens

Parking - Communal

Tenure - Leasehold

Term: 125 years from 2003.
Service Charge £2,533.08 Per Annum
Ground | Rent £450 Per Annum

Council Tax Band - E

EPC - TBC

Services

Electric Heating

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.