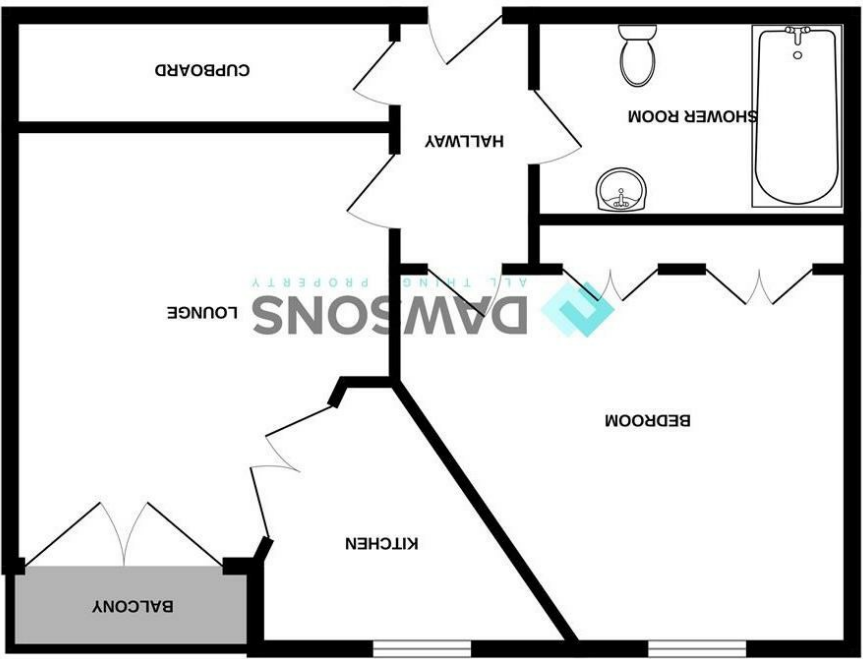




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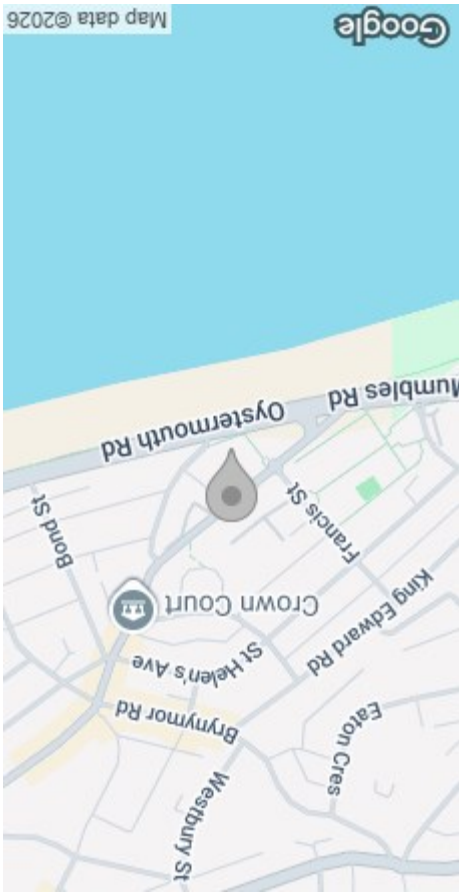
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and responsibility is taken for any error. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown here are based on the information as to their operability or efficiency can be given.



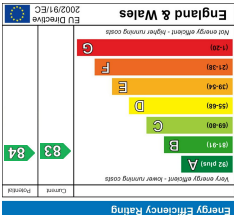
SECOND FLOOR APARTMENT

FLOOR PLAN



AREA MAP

EPC



Flat 45 Morgan Court  
St. Helens Road, Swansea, SA1 3UP  
Asking Price £110,000



GENERAL INFORMATION

A beautifully presented second floor retirement apartment, offered for sale with no onward chain, situated within the highly regarded Morgan Court development on Swansea's seafront, with the beach just a short walk away.

The apartment is entered via a welcoming hallway with useful storage, leading through to a bright lounge and dining room of almost 17 feet, with doors opening onto the private balcony, which overlooks mature trees and greenery. It is a comfortable and warm space, with room for both relaxing and dining. The flat enjoys sea views from certain vantage points on the balcony and from the kitchen window, making the balcony an ideal place to sit out on a fine day. The adjoining kitchen was replaced just over three years ago and includes an integrated dishwasher. The double bedroom is well proportioned and generously sized, and the shower room is fitted with a walk in shower for ease of access.

Practical comforts include uPVC double glazing, electric heating and an EPC rating of B. There is lift access to all floors, residents' parking and beautifully maintained communal gardens, and the lease has over 100 years remaining.

Morgan Court is designed exclusively for residents aged 60 and over (or one partner in a couple aged 60+), and offers the reassurance of a 24 hour Careline emergency system and an on site development manager, together with a residents' lounge and a regular programme of social activities for those who wish to join in.

Local shops, Swansea seafront and Swansea City Centre are all within easy walking distance, with excellent public transport links close by. The result is an apartment that combines independence and convenience with genuine peace of mind.

An early viewing is recommended to fully appreciate the position, the outlook and the facilities on offer.

FULL DESCRIPTION

Communal Entrance

Communal Hallway

Stairs and Lifts to all Floors

Second Floor Apartment

Entrance

Hallway

Lounge/dining room  
16'11" x 11'1" (5.17m x 3.40m)



Balcony

Kitchen  
7'5" x 7'0" (2.28m x 2.15m)

Bedroom  
17'1" x 9'6" (5.22m x 2.91m)

Shower Room

External

Communal Gardens

Parking - Communal

Tenure - Leasehold  
Term: 125 years from 2003.  
Service Charge £2,230 Per Annum  
from 01-03-26 there will be an  
increase to £2,431 Per Annum  
Ground Rent TBC

Council Tax Band - D

EPC- B

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.

