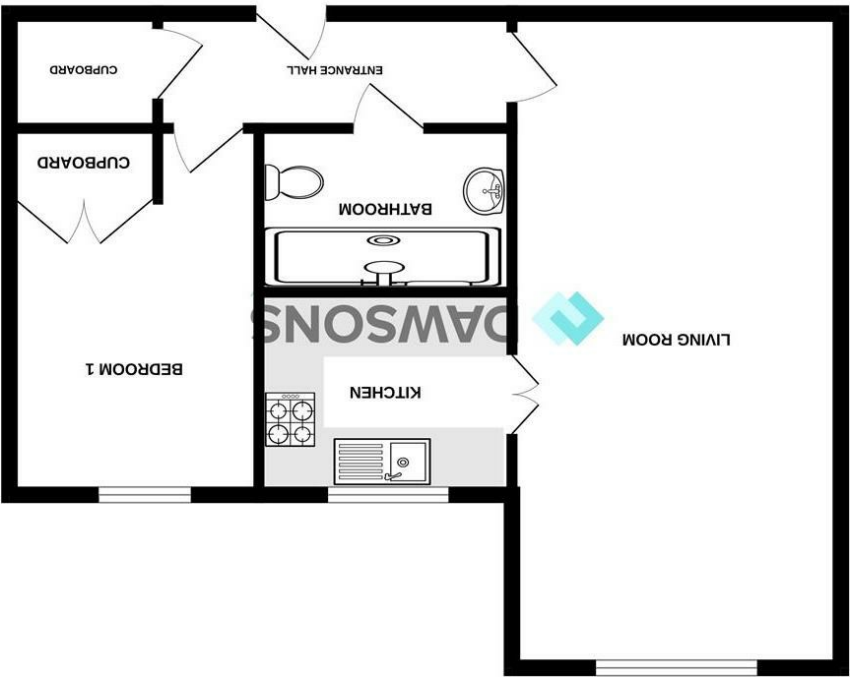




11 Walter Road, Swansea, SA1 5NF
T 01792 646060 E sw@dawsonsproperty.co.uk
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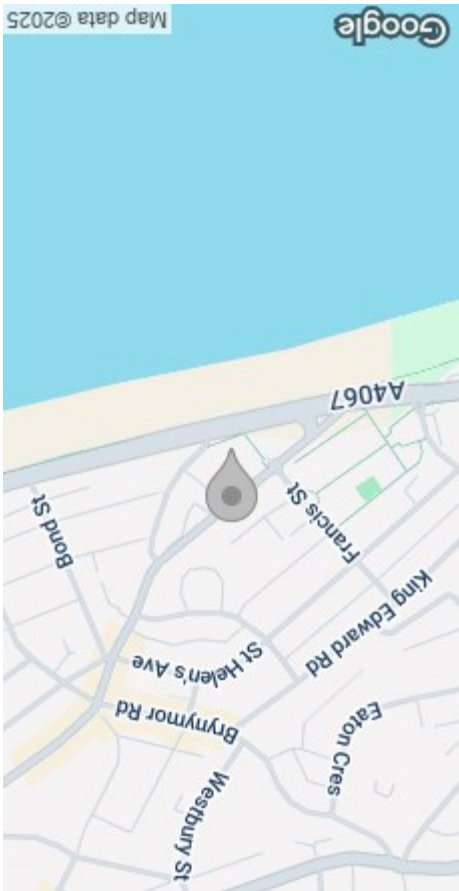
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other areas are approximate and responsibility is taken by the prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

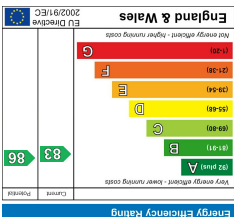


FLOOR PLAN

GROUND FLOOR



AREA MAP



EPC



50 Morgan Court
St. Helens Road, Swansea, SA1 3UP
Offers Over £80,000



GENERAL INFORMATION

Dawsons are delighted to offer for sale this one-bedroom apartment situated in the most popular complexes in Swansea City. Situated on the third floor the property features entrance hallway, lounge/dining room with French doors leading to a Juliet balcony, fitted kitchen, shower room and double bedroom. Benefits include 24-hour emergency Care line system plus a development manager on site. The apartment is situated within walking distance of local shops and amenities and is on a main bus route into the City Centre. Age restriction 60 years and over If in a couple only one vendor must be 60 years and over. Morgan court offers lovely community rooms with activities organised by residents.

FULL DESCRIPTION

Communal Entrance

Communal Hallway

Stairs and Lift to all Floors

Third Floor Apartment

Entrance

Hallway

Lounge
23'5" x 10'4" (7.14m x 3.15m)

Kitchen
7'6" x 7'2" (2.30m x 2.19m)

Bedroom 1
13'5" x 8'10" (4.10m x 2.71m)

Shower Room



External

Communal Gardens

Tenure - Leasehold
Term: 125 Years with 105 Years remaining
Service Charge: Approx £2,248.11
Ground Rent: TBC

Council Tax Band - D

N.B
You are advised to refer to Ofcom checker for mobile signal and coverage.

N.B
"Known Consideration: Please be advised that asbestos products may have been used in the original coatings on the walls and or ceiling. We recommend that you conduct your own checks."

