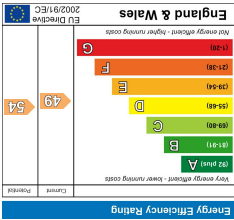


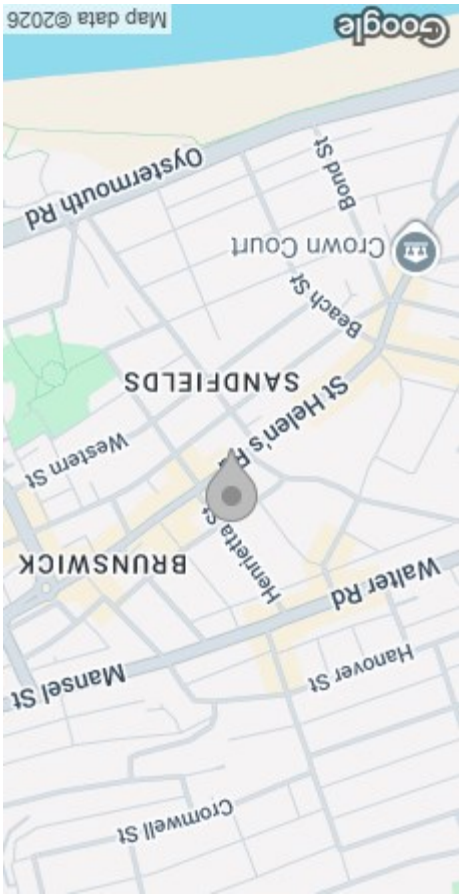


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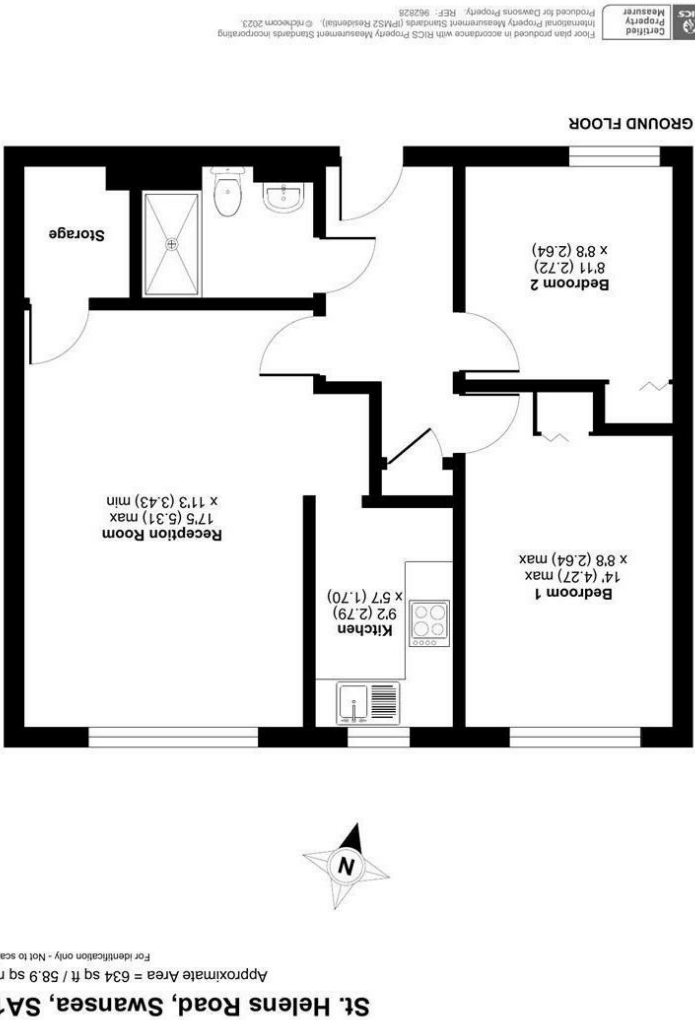
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



FLOOR PLAN



Homeowner House St. Helens Road
, Swansea, SA1 4DL
Offers Over £60,000



GENERAL INFORMATION

We are delighted to offer for sale this two-bedroom retirement apartment, located within the sought-after Homegower development.

Situated on the first floor, the apartment comprises an entrance hallway, lounge, kitchen, shower room, and two bedrooms, offering comfortable and low-maintenance living.

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

Designed exclusively for residents aged 60 and over, the property is conveniently located close to local amenities, Swansea City Centre, and Swansea Beach, providing both independence and convenience in a secure setting.

Viewing is highly recommended to appreciate the location, facilities, and lifestyle this retirement apartment has to offer.

FULL DESCRIPTION

Communal Entrance

Communal Hallway

Stairs and Lift to all Floors

First Floor Flat

Entrance

Hallway

Lounge
17'5" (max) x 10'11" (min)
(5.31m (max) x 3.343m (min))

Kitchen
9'1" x 5'6" (2.79m x 1.70m)



Bedroom 1
14'0" (max) x 8'7" (max) (4.27m (max) x 2.64m (max))

Bedroom 2
8'11" x 8'7" (2.72m x 2.64m)

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-E

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.

