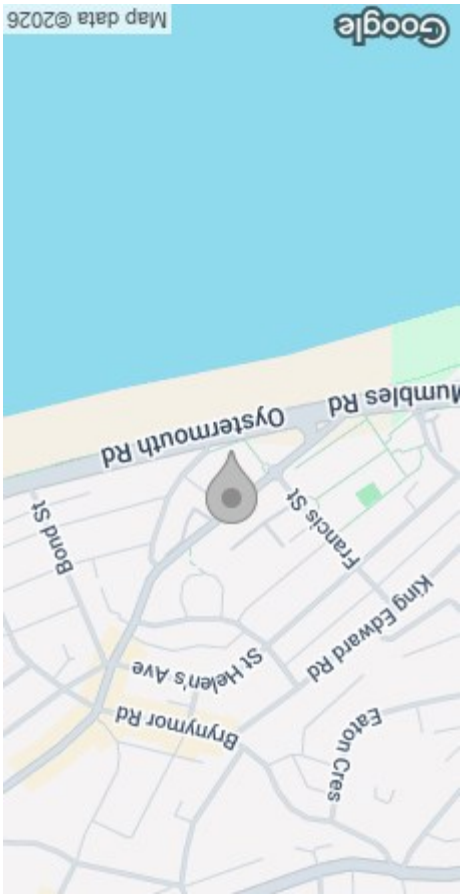
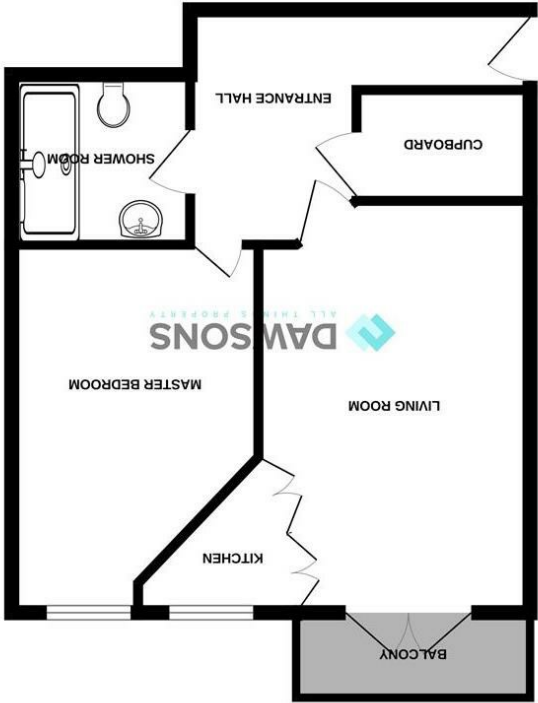


EPC



AREA MAP

While every attempt has been made to ensure the accuracy of the information contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for guidance only and should be used as a guide only. It is not to be used as a basis for any legal proceedings or as a basis for any other action. The information is provided for your information only and should be used as a guide only. It is not to be used as a basis for any legal proceedings or as a basis for any other action.



GROUND FLOOR

FLOOR PLAN



62 Morgan Court
St Helens, Swansea, SA1 3UP
Asking Price £110,000



GENERAL INFORMATION

Set within a highly regarded retirement development, this third-floor apartment offers relaxed and convenient living in a prime coastal location, just a short distance from Swansea City Centre and the seafront.

The accommodation is thoughtfully arranged and comprises an entrance hallway, a comfortable lounge/dining room with access to a private balcony, fitted kitchen, a generous bedroom, and a shower room. Additional benefits include uPVC double glazing, electric heating, residents' parking, and access to neatly maintained communal gardens.

Located within Morgan Court, the development is purpose-built for residents aged 60 and over (or one partner aged 60+), providing a secure and welcoming environment. Residents benefit from a 24-hour Careline emergency system, an on-site development manager, and well-maintained communal areas that promote a friendly and sociable atmosphere.

Ideally positioned close to local shops, amenities, and a main bus route, this apartment offers an excellent balance of independence, security, and convenience.

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

FULL DESCRIPTION

Communal Entrance

Communal Hallway

Stairs and Lifts to all Floors

Third Floor Apartment

Entrance

Hallway

Lounge/Dining room
19'2" x 10'9" (5.85m x 3.29m)

Balcony



Kitchen
7'6" x 6'6" (2.31m x 2.00m)

Bedroom
13'8" x 9'0" (4.18m x 2.75m)

Shower Room

External

Communal Gardens

Parking - Communal

Tenure - Leasehold
Term: 125 years with 103 years remaining
Service Charge £2,431 Per Annum
Ground Rent £192.50 Per Annum

Council Tax Band - D

EPC- TBC

Services
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.

