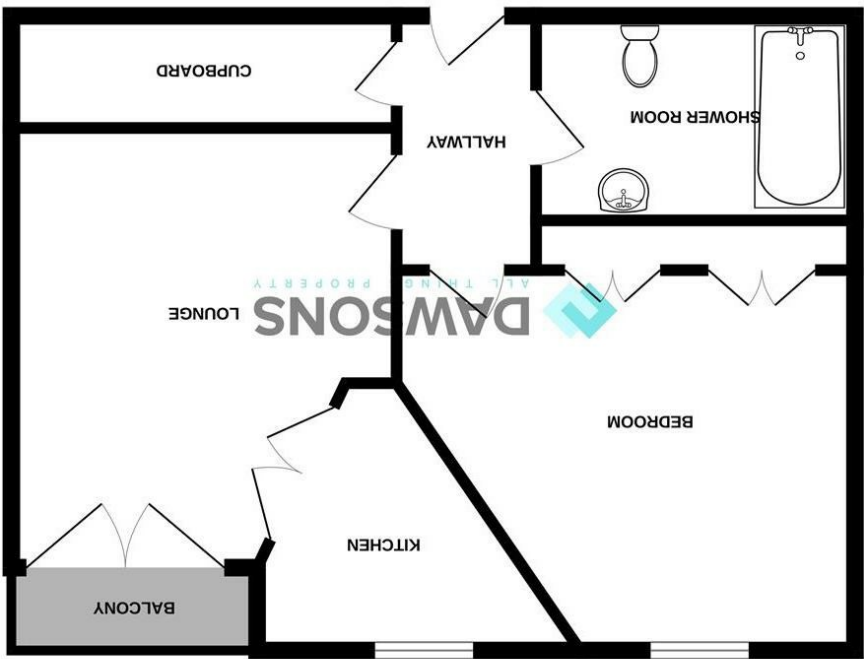


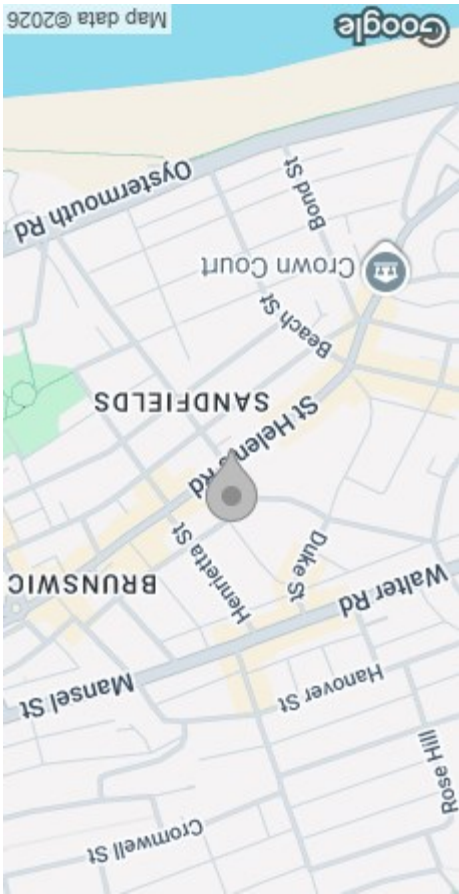
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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 description contained herein, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. Dimensions are not guaranteed. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency has been given.

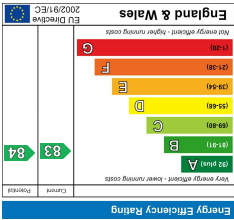


SECOND FLOOR APARTMENT

FLOOR PLAN



AREA MAP



EPC



GENERAL INFORMATION

Set within one of Swansea's most sought-after retirement developments, this apartment offers comfortable and convenient living just moments from the beach and Swansea City Centre.

The accommodation comprises an entrance hallway, lounge/dining room with access to a balcony, kitchen, one bedroom, and a shower room. Further benefits include uPVC double glazing, electric heating, and access to well-maintained communal gardens and residents' parking.

Morgan Court is a purpose-built development for those aged 60 and over (or one partner in a couple aged 60+), providing a secure and supportive environment. Residents benefit from a 24-hour emergency Careline system, an on-site development manager, and attractive communal areas that host a variety of social activities.

Ideally located within walking distance of local shops and amenities, with a main bus route nearby, this apartment offers the perfect balance of independence, convenience, and peace of mind.

Viewing is highly recommended to fully appreciate both the accommodation and the excellent location 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 incerease 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.

