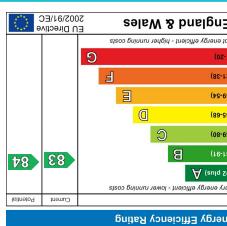
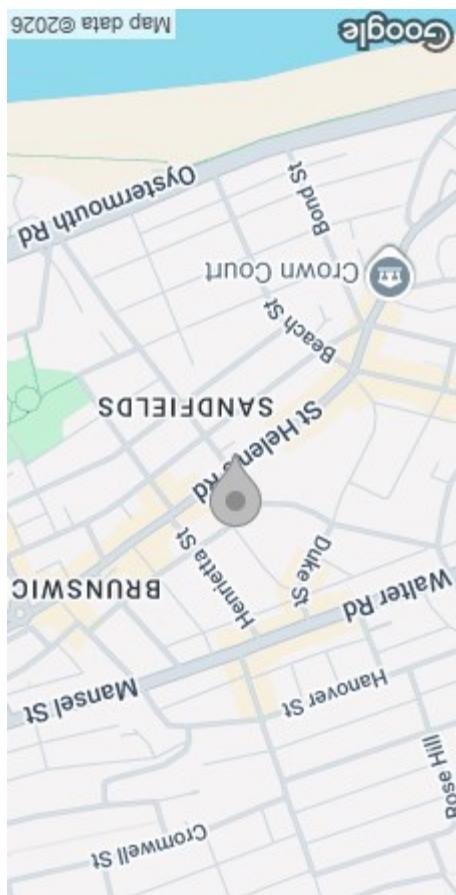




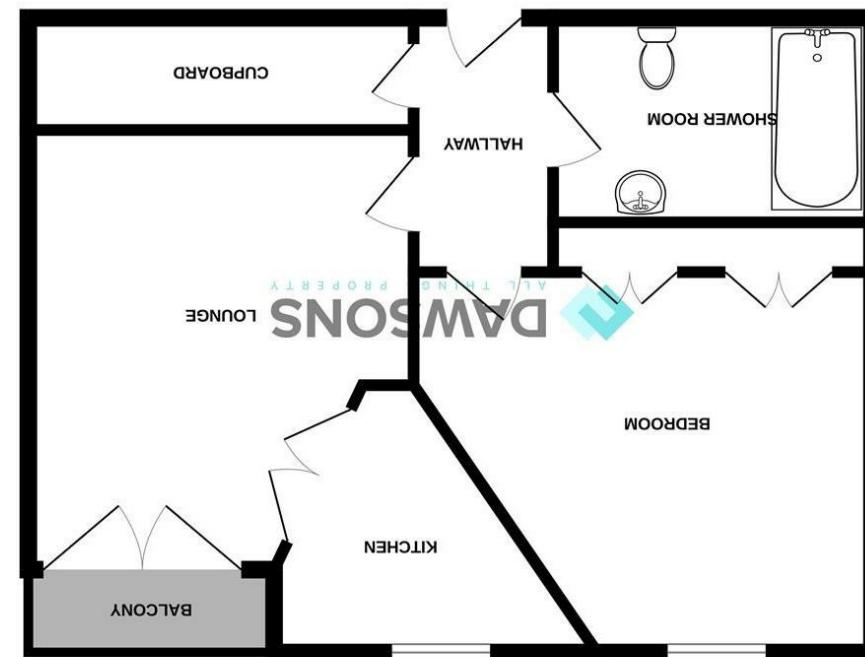
These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



SECOND FLOOR APARTMENT

FLOOR PLAN



## Morgan Court St. Helens Road

, Swansea, SA1 3UP

Asking Price £110,000



B

## 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**

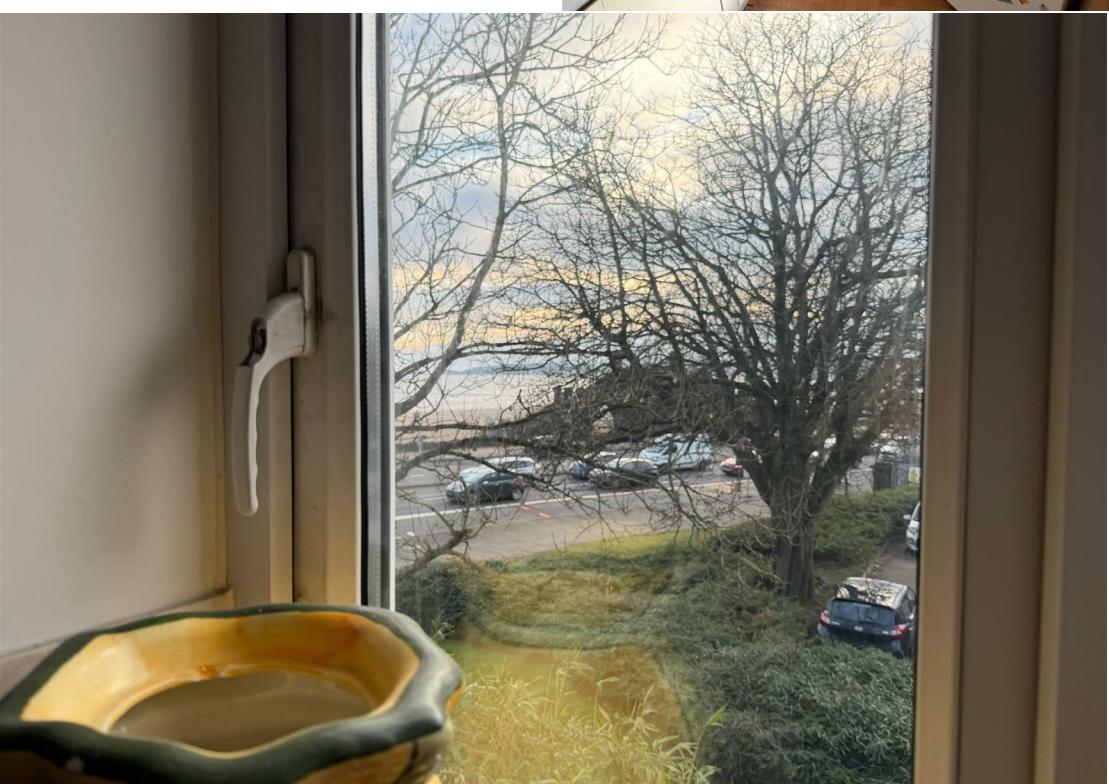
**Lounge/dining room**  
16'11" x 11'1" (5.17m x 3.40m)



**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 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.

