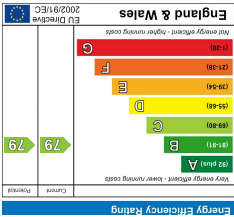
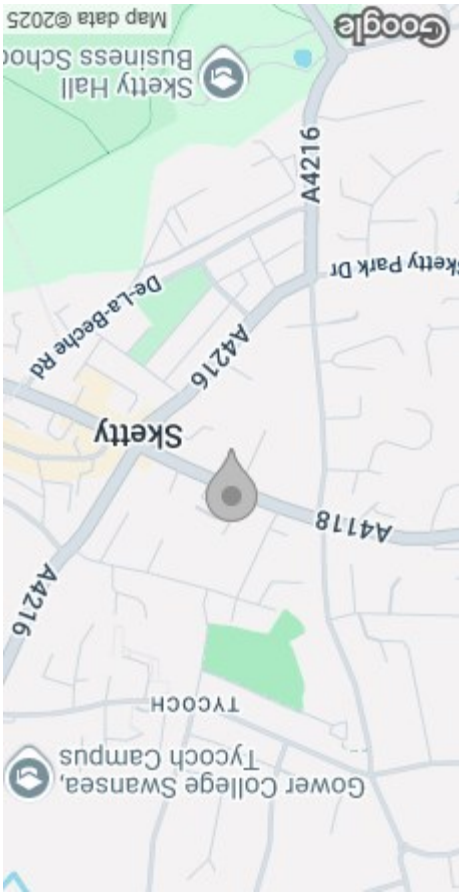


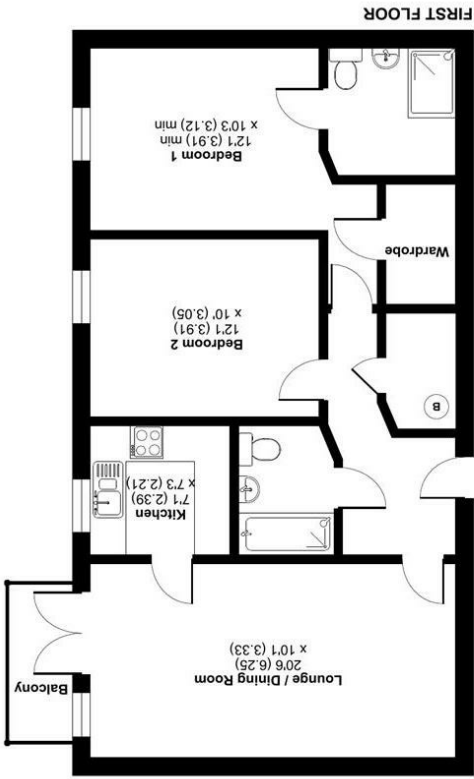
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



Gower Road, Sketty, Swansea, SA2

Approximate Area = 818 sq ft / 75.9 sq m

For identification only - Not to scale

### FLOOR PLAN



29 Fern Court

Sketty, Swansea, SA2 9BH

Asking Price £300,000





GENERAL INFORMATION

This stylish and well-presented first-floor apartment offers a delightful living space, featuring a balcony that overlooks beautifully landscaped communal gardens. Exclusively available to those over 60, the development includes 24-hour Careline service for added peace of mind. Residents also enjoy access to a communal lounge and garden, with a lift and stairs providing easy access to all floors.

The apartment is bright and airy, with a spacious hallway leading to a comfortable lounge/dining room. The lounge features a balcony with views of the tranquil gardens, while the fitted kitchen is equipped with built-in appliances. The master bedroom boasts a walk-in wardrobe and en-suite shower room, with a second double bedroom located down the hallway, alongside the main shower room. The property also features generous storage space throughout.

Fern Court, developed by the award-winning McCarthy & Stone, offers exceptional independent living for those aged 60 and over. Nestled in private, landscaped gardens, this sought-after location is within close proximity to local amenities, including supermarkets, cafes, restaurants, Singleton Park, and Singleton Hospital.

FULL DESCRIPTION

COMMUNAL SECURE ENTRANCE

The property is entered via a communal reception area, with key access leading to the hallway housing the lift and stairs.

FIRST FLOOR

HALL

LOUNGE/DINING ROOM  
20'6" x 10'11" (6.25 x 3.33)

BALCONY

KITCHEN  
7'10" x 7'3" (2.39 x 2.21)

BEDROOM 1  
12'9" min x 10'2" min (3.91 min x 3.12 min)

WALK IN WARDROBE



EN SUITE SHOWER ROOM

BEDROOM 2  
12'9" x 10'0" (3.91 x 3.05)

SHOWER ROOM

UTILITY/AIRING CUPBOARD

COMMUNAL AREAS

Please note the Service Charge cost includes the following:

- Cleaning of communal windows
- Water rates for communal areas and the apartment
- Electricity, heating, lighting and power to the communal areas
- 24-hour emergency call system
- Upkeep of the gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Buildings Insurance
- The cost of the House Manager who oversees the smooth running of the development

EXTERNAL

Communal gardens.

SERVICES

Mains electrics. Mains sewerage. Mains water. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as we cannot confirm availability.

TENURE

Leasehold - 999 year from 2017  
991 year remaining approx  
Ground Rent: £247.50 per annum.  
Next Ground Rent Review June 2032  
Service Charge - £4,559.64 per annum which is reviewed yearly

EPC

Rating C

COUNCIL TAX

Band E

ADDITIONAL INFORMATION

Probate has been granted.

