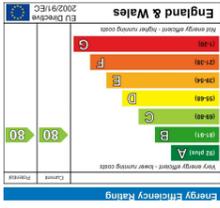
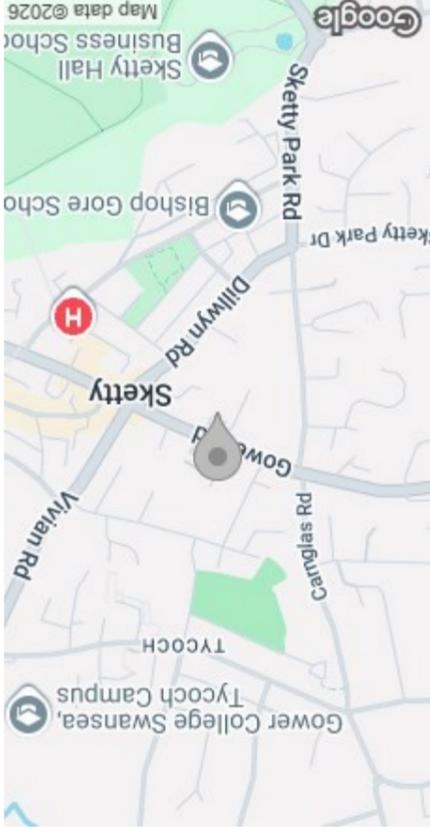


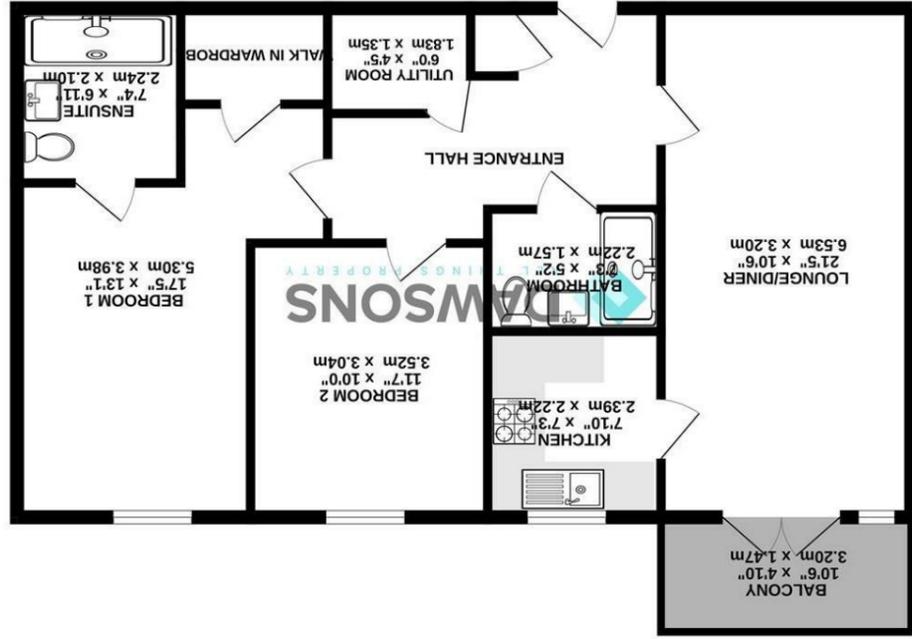
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



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AREA MAP



GROUND FLOOR  
 805 sq.ft. (74.8 sq.m.) approx.

FLOOR PLAN



DAWSONS

15 Fern Court Gower Road  
 Sketty, Swansea, SA2 9BH  
 Offers Around £280,000



## GENERAL INFORMATION

Chain Free!! - This stylish and well-presented Ground-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, in addition to a private parking space ideally positioned close to the main entrance.

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. Continue straight ahead, turn left into the corridor where Apartment No 15 can be found.

### HALL

### LOUNGE/DINING ROOM

21'4" x 10'7" (6.51 x 3.23)

### KITCHEN

7'10" x 7'6" (2.41 x 2.31)

### BEDROOM 1

16'4" max x 13'8" max (4.98 max x 4.17 max)

### EN-SUITE



### BEDROOM 2

11'10" x 10'0" (3.61 x 3.05)

### UTILITY/STORAGE ROOM

### SHOWER ROOM

### CUPBOARD

### EXTERNAL

Communal gardens and sitting areas.

### PARKING

Allocated parking space near to the entrance into the building.

### LEASEHOLD/SERVICE CHARGES

TENURE: LEASEHOLD - 999 YEARS

FROM 2017, YEARS REMAINING

APPROX. 992

GROUND RENT - £495 per annum

SERVICE CHARGE - £4,559.64 per annum

Please note the Service Charge cost include 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

### SERVICES

Mains electrics. Mains sewerage. Mains water. Mobile phone and Broadband can be found via Ofcom Checker.

### EPC

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### COUNCIL TAX

BAND E

