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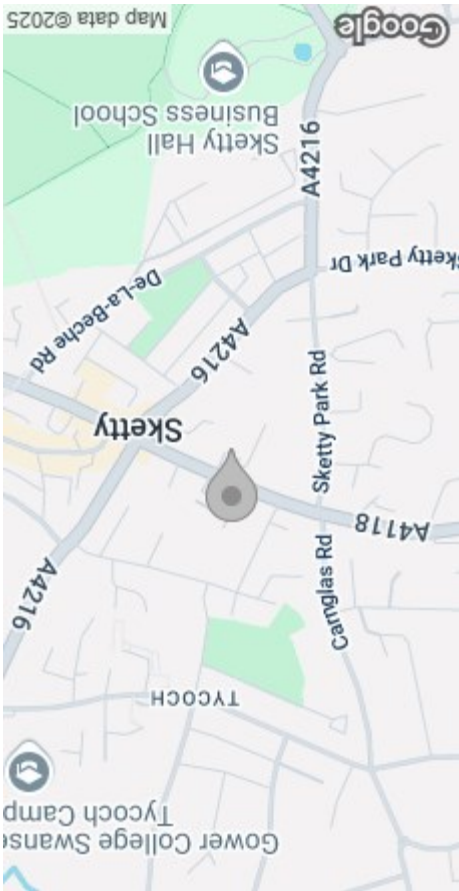
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

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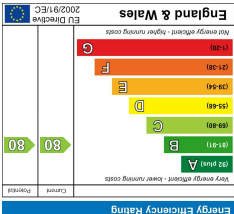
GROUND FLOOR

FLOOR PLAN



AREA MAP

EPC



15 Fern Court Gower Road
Sketty, Swansea, SA2 9BH
Offers Around £300,000



GENERAL INFORMATION

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.

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.

TENURE: LEASEHOLD - 999 YEARS FROM 2017, YEARS REMAINING APPROX. 992
GROUND RENT - £495 per annum
SERVICE CHARGE - £4,559.64 per annum
COUNCIL TAX BANDING: E
EPC- C

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

One allocated parking space and communal gardens.

LEASEHOLD/SERVICE CHARGES

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.

