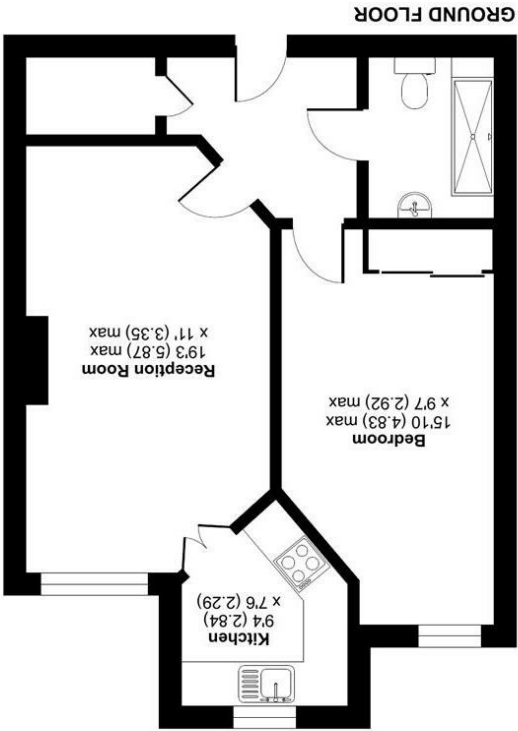


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Produced for Dawson's Property, REF: 1294013. © Dawson's 2025.

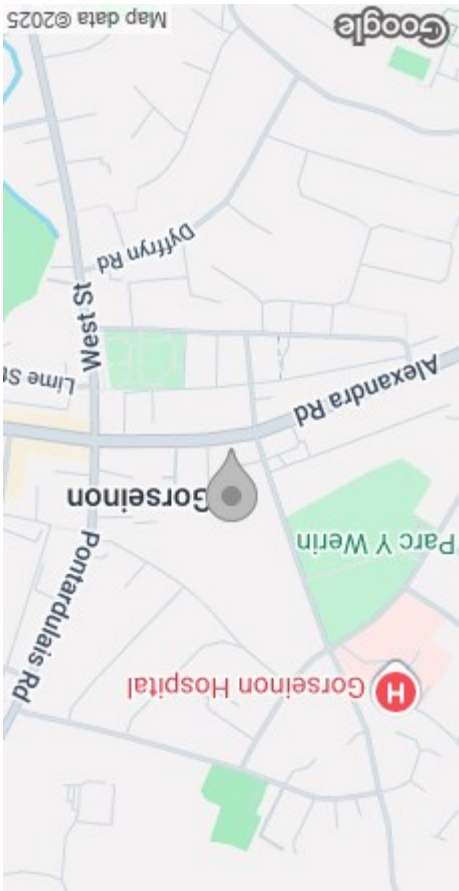


Alexandra Road, Gorseinon, Swansea, SA4

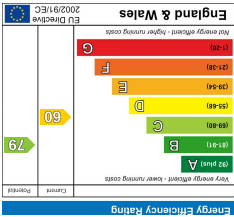
Approximate Area = 548 sq ft / 51 sq m

For identification only - Not to scale

FLOOR PLAN



AREA MAP



EPC



GENERAL INFORMATION

This charming one-bedroom second-floor apartment is situated in a well-regarded retirement complex on Alexandra Road Gorseinon. Ideal for those seeking a peaceful and supportive living environment, this property offers a comfortable and convenient lifestyle.

Upon entering, you will find a welcoming reception room that provides a perfect space for relaxation or entertaining guests. The apartment features a well-appointed bedroom, ensuring a restful retreat at the end of the day. The shower room is designed with practicality in mind, catering to the needs of its residents. It is important to note that there are yearly service charges applicable, which contribute to the maintenance and upkeep of the complex, ensuring a pleasant living experience.

The location is particularly advantageous, as it is in close proximity to local shops, a bus station, and Gorseinon library, making daily errands and leisure activities effortlessly manageable.

This apartment is offered chain-free, allowing for a smooth and straightforward purchasing process. Whether you are looking to downsize or seeking a serene place to enjoy your retirement, this property presents an excellent opportunity to embrace a fulfilling lifestyle in a vibrant community. Do not miss the chance to make this delightful apartment your new home.

FULL DESCRIPTION

Second Floor

Entrance

Hallway

Reception Room
19'3" x 10'11" (5.87m x 3.35m)

Kitchen
9'3" x 7'6" (2.84m x 2.29m)

Bedroom
15'10" x 9'6" (4.83m x 2.92m)

Shower Room

Parking
Allocated parking space



Tenure
Leasehold Terms - Terms of lease 125 years, 109 years remaining. Service Charge of £1,588.38 is due every 6 months. The yearly ground rent Is £425.00 (£212.50 collected on the 1st March and 1st September)

Council Tax Band = C
EPC = D

Services
Heating System - Electric
Mains electricity, sewerage and water (metered)
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability

