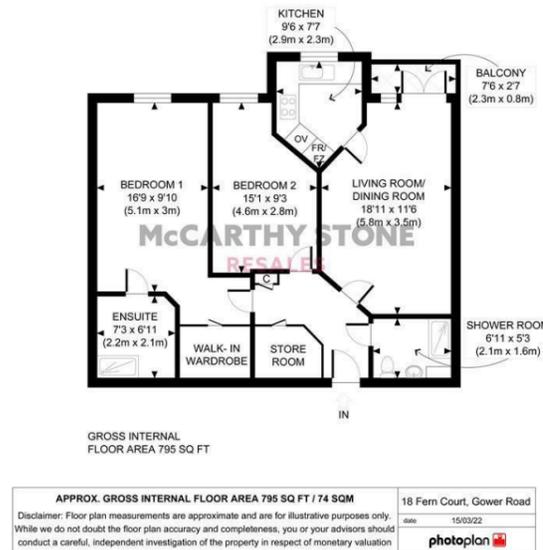


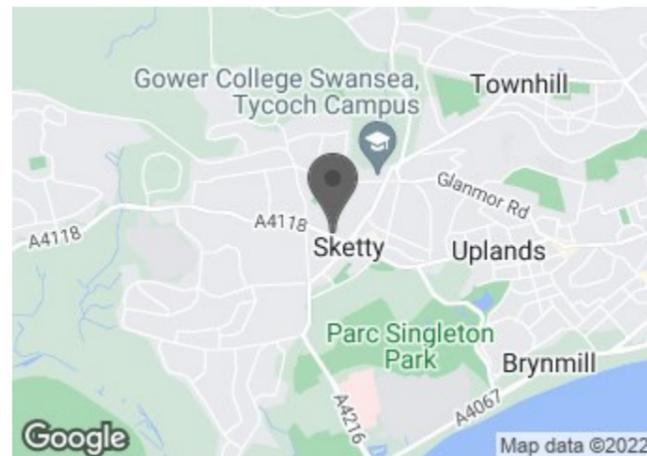
# McCARTHY STONE RESALES

## 18 FERN COURT

GOWER ROAD, SWANSEA, SA2 9BH



### COUNCIL TAX BAND: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>80</b>	<b>80</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

# McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in on trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information on the fees that apply to this property. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk  
 Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544



Immaculate two bedroom retirement apartment entered via ground floor level but elevated on upper ground floor above lovely gardens which can be enjoyed from a balcony off the living room. Guest Shower / WC in addition to En suite Shower/WC.

## ASKING PRICE £314,000 LEASEHOLD

For further details, please call **0345 556 4104**  
 resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# 81 - 89 GOWER ROAD, SKETTY, SWANSEA, WEST GLAMORGAN, SA2 9BH

2 BED | £314,000

## INTRODUCTION:

A spacious and beautifully presented two bedroom upper ground apartment in a prime position within the development and, whilst occupying a ground floor position internally, the topography of the development means that this apartment is actually one floor above the garden. The double French doors that open from the living room on to a walk out balcony provide a lovely bright outlook over the beautifully landscaped gardens of Fern Court. The apartment is well-placed for the exceptional facilities of the development and is on the same level as the main entrance. The convenient lift service provides access to all other floors. There is an excellent bright and airy living room, a well-appointed quality fitted kitchen with a comprehensive range of integrated appliances. The main bedroom has spacious ensuite facilities, the second bedroom is also of double size and an additional shower room off the hall offers convenience for visitors and guests.

Fern Court is a 'Retirement Living' development recently constructed by award-winning McCarthy Stone to offer fantastic independent living opportunity for those aged over 60. Set in private landscaped gardens and close to Singleton Park, Fern Court offers peace and tranquility just 2 miles outside the city centre. A 24/7 call system provides round-the-clock support so, along with the camera entry system and guaranteed accessibility for homeowners throughout, you can feel completely safe and secure in your new home, giving you time to enjoy the finer things in life.

Situated in Sketty, Swansea, there are plenty of local amenities on the doorstep, including two supermarkets, several restaurants, a bakery and much more. St Paul's Parish Centre is just up the road, where dance classes, social gatherings and community meetings are regularly

held. Singleton Hospital is also less than a mile away.

The development has a wonderful friendly community feel, with a host of regular activities to enjoy thus making it really easy to meet new friends and to lead a busy and fulfilled life at Fern Court.

## ENTRANCE HALL:

There is solid oak-veneered entrance door with spy-hole, security intercom system providing both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, door to a utility/store cupboard with light, shelving, 'Vent Axia' ventilation and heat recovery unit and auto washer/dryer. Further shallow cupboard with meters. A feature glazed panelled door leads to the Living Room.

## LIVING ROOM WITH BALCONY

A very comfortable and welcoming room with double-glazed double French doors and side panel opening onto a balcony with a lovely outlook over the extensive landscaped gardens of Fern Court - the perfect place to relax. A feature glazed paneled double door leads to the kitchen.

## KITCHEN:

With a large double-glazed window and garden outlook. Excellent range of contemporary soft cream 'gloss' units with contrasting laminate worktops, matching upstands and incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed ceramic halogen hob with a contemporary glazed splash-panel and stainless steel chimney extractor hood over, waist-level oven and concealed fridge and freezer. Ceiling spot light fitting, and tiled floor.

## MAIN BEDROOM:

Double glazed window overlooking the garden, walk-in wardrobe with auto-light, ample hanging space and shelving. Door to ensuite wet room.

## ENSUITE:

A spacious modern wetroom facility with a white suite comprising of back-to-the wall WC with concealed cistern, vanity wash-basin with under-sink cupboard and work-surface and mirror with integral light over. Level access, walk-in shower with glazed screen, ladder radiator, emergency pull cord, ceiling spot light fitting, extensively tiled walls and fully tiled floor.

## SECOND BEDROOM:

Of a good size with a double glazed window having a garden outlook. Ideal guest bedroom or could be a study, hobbies room or even a formal dining room.

## GUEST SHOWER ROOM:

A modern facility, off the hall, with a white suite comprising back-to-the wall WC with concealed cistern, vanity wash-basin with under sink cupboard and work-surface and mirror with integral light over. Shower cubicle with a modest step-up having a glazed screen, ladder radiator, emergency pull cord, ceiling spot light fitting, extensively tiled walls and fully tiled floor.

## LEASEHOLD / SERVICE CHARGES

Lease 999 Years from 2019

Ground Rent £425

Service Charges: Please ask House Manager or Resales for current annual charges

Service charge: £3,089.76 pa (for financial year ending 07/22)

