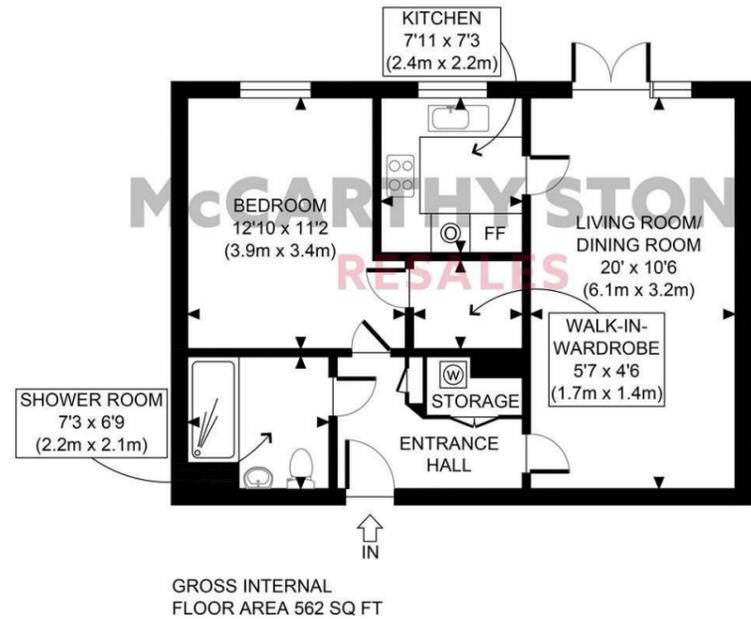


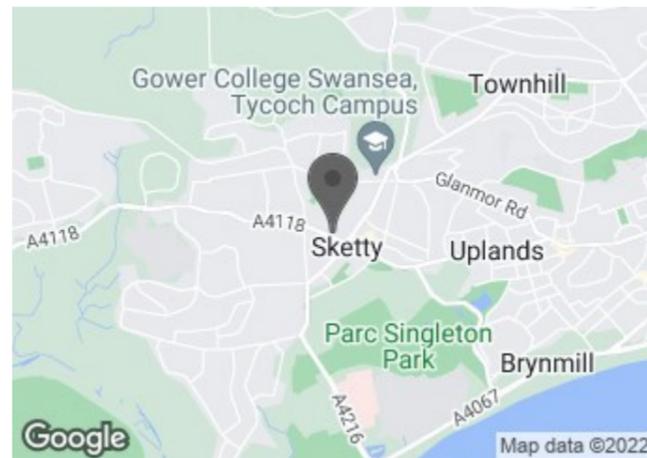
# McCARTHY STONE RESALES

## 2 FERN COURT, GOWER ROAD, SWANSEA, SA2 9BH



APPROX. GROSS INTERNAL FLOOR AREA 562 SQ FT / 52 SQM	Fern Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 05/11/21
	photoplan

### COUNCIL TAX BAND: D



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>	<b>78</b>	<b>78</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

# McCARTHY STONE RESALES

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Very well presented one double bedroom retirement apartment on ground floor with patio.

## ASKING PRICE £200,000 LEASEHOLD

For further details, please call **0345 556 4104**  
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# FERN COURT, 81 - 89 GOWER ROAD, SKETTY, SWANSEA, WEST GLAMORGAN,

## SA20DL

### SUMMARY

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 south-facing landscaped gardens and close to Singleton Park, Fern Court offers peace and tranquility just 2 miles outside the city centre.

You can feel assured knowing that the House Manager is in control of the development's day-to-day running and the 24/7 call system provides round-the-clock support. So, along with the camera entry system, 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, a bank, 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 HALLWAY

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. Plug sockets are raised for ease of use. A feature glazed panelled door leads to the Living Room.

### LIVING ROOM

Of an excellent size. A very comfortable and welcoming room with double-glazed French door and side panel opening on to a spacious patio area with an outlook over the extensive landscaped gardens of Fern Court. Plug sockets are raised for ease of use. Telephone and TV point. 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 halogen hob with a contemporary glazed splash-panel and stainless steel chimney extractor hood over, waist-level oven and concealed fridge and freezer and a slimline dishwasher. Ceiling spot light fitting, and tiled floor.

### DOUBLE BEDROOM

Double glazed window overlooking the garden, walk-in wardrobe with auto-light, ample

## 1 BED | £200,000

hanging space and shelving. Plug sockets are raised for ease of use. Telephone and TV point.

### SHOWER ROOM

A spacious modern wet-room facility 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. Level access, walk-in shower with glazed screen, ladder radiator, emergency pull cord, ceiling spot light fitting, extensively tiled walls and fully tiled floor.

### LEASE INFORMATION

Lease Length: 999 years from 2019  
Ground Rent: £425 per annum

Service charge: £2,059.93 pa (for financial year ending 07/22)

