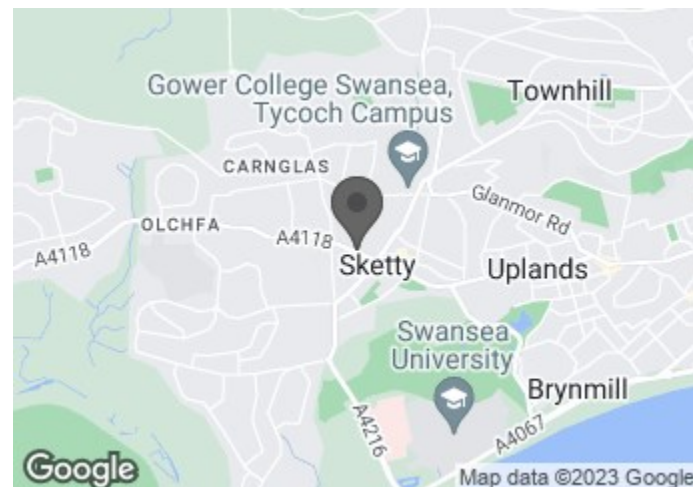


First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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## COUNCIL TAX BAND: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	79	79
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

## McCARTHY STONE RESALES

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## McCARTHY STONE RESALES

### 31 FERN COURT GOWER ROAD, SKETTY, SWANSEA, SA2 9BH



A well presented first floor retirement apartment with a Juliet balcony overlooking the landscaped communal gardens - Exclusively available to the over 60's.

## ASKING PRICE £290,000 LEASEHOLD

For further details, please call **0345 556 4104**  
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# FERN COURT, GOWER ROAD, SKETTY, SWANSEA, WEST GLAMORGAN, SA2 9BH

## INTRODUCTION

A spacious and beautifully presented two bedroom first floor apartment in a prime position within the development. The double French doors that open from the living room to a Juliet 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 the convenient lift service provides access to all 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. No: 31 has the benefit of an owned parking space

Fern Court is a 'Retirement Living' development 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. A bus stop nearby provides frequent easy access to all surrounding areas including the city centre and to the popular seaside village of Mumbles 3 miles away, with its variety of shops, restaurants and boutiques, and known to be the gateway to Gower peninsula, a designated area of outstanding natural beauty.

The development includes a Homeowners' lounge where regular activities take place providing a friendly and thriving social scene, but of course without obligation, therefore also allowing Homeowners to remain as private as they wish. The excellent facilities extend to the lovely landscaped gardens and a well-appointed guest suite available for family and friends who may wish to visit for which a small nightly charge applies.



## ENTRANCE HALL

A generous size entrance hall with 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 JULIET BALCONY

A very comfortable and welcoming room with double-glazed double French doors and side panel opening out onto a Juliet balcony with a lovely outlook over the extensive landscaped gardens of Fern Court - the perfect place to relax. Modern feature fireplace with inset electric fire creates a lovely focal point. A feature glazed paneled double door leads to the kitchen.

## KITCHEN

With a large double-glazed window with fitted venetian blind 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.

## MASTER BEDROOM

Double glazed window overlooking the gardens with fitted vertical blinds. Walk-in wardrobe with auto-light, ample hanging space and shelving. Door to ensuite wet room.

## EN-SUITE

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

## BEDROOM TWO

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



# 2 BED | £290,000

## GUEST SHOWER ROOM

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

## PARKING

No.31 has the huge added benefit of an 'owned' parking space.

## SERVICE CHARGE:

Service Charge cost includes -

- Cleaning of communal windows and exterior of apartment windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- The cost of the excellent House Manager who oversees the smooth running of the development
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your property consultant or house manager.

Service charge: £4,064.02 per annum (for financial year ending 30/06/2024)

Lease 999 Years from June 2017  
Ground Rent £495 per annum  
Ground rent review date: June 2032

