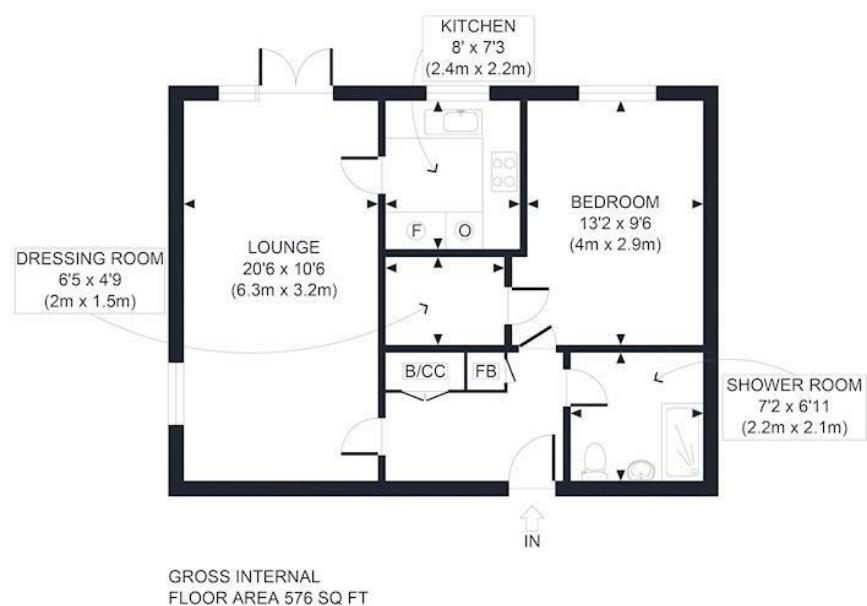
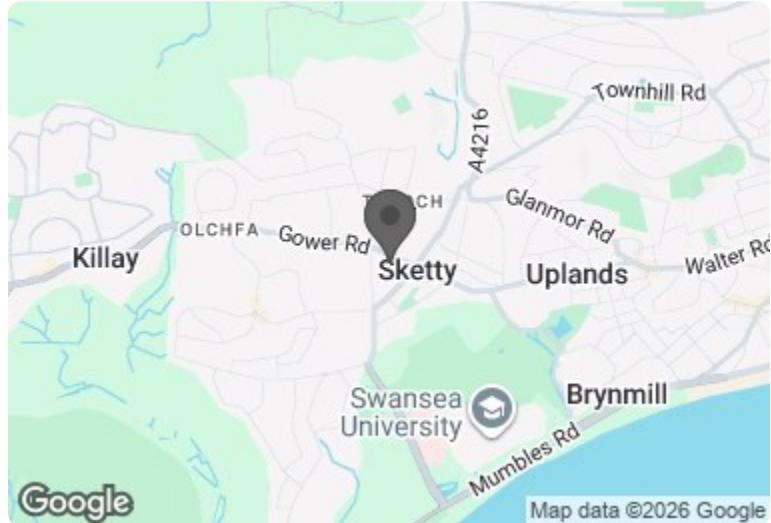


PRICE  
REDUCED



APPROX. GROSS INTERNAL FLOOR AREA 576 SQ FT / 54 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 06/01/25 photoplan

**Council Tax Band: D**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	77	77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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. Details regarding any common charges 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 that 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 purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

## 1 Fern Court

Gower Road, Swansea, SA2 9BH



PRICE REDUCTION

**Offers over £180,000 Leasehold**

A bright and spacious one bedroom retirement apartment, situated on the ground floor with a patio area.



**Call us on 0345 556 4104 to find out more.**

# Fern Court, Gower Road, Sketty, Swansea,

## 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.

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 Hallway

Entered via a solid oak-veneered entrance door with spy-hole. A security intercom system provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Wall-mounted emergency pull cord and push button panel linked to the 24/7 careline. Door to a useful utility/store cupboard with light, shelving, 'Vent Axia' ventilation and heat recovery unit and auto washer/dryer. A feature glazed panelled door leads to the Living Room.



## Living Room

A comfortable and welcoming room with double-glazed opening doors leading to a beautiful patio area. that runs the width of both the living room and the under the kitchen window providing plenty of space to relax. A feature glazed panelled double door leads to the well equipped kitchen. Plug sockets are elevated for ease of use.

## Kitchen

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. Ceiling spot light fitting, and tiled floor.

## Double Bedroom

A bright and airy bedroom with double glazed windows overlooking the communal grounds. Spacious walk-in wardrobe with auto-light, ample hanging space and shelving. Plug sockets are elevated for ease of use.

## Shower Room

A contemporary 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. Large level access shower cubicle with helpful grab-rail,



# 1 Bed | £180,000

ladder radiator, emergency pull cord, ceiling spot light fitting, extensively tiled walls and fully tiled floor.

## 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 is £3,200.95 for financial year ending 30/06/2026.

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.

## Lease Information

Lease: 999 years from 1st June 2017

Ground rent: £425 per annum

Ground rent review date: 1st June 2032

## Car Parking

There is no allocated parking space for this apartment. There maybe visitors parking available for short stay visitors.



PRICE  
REDUCED