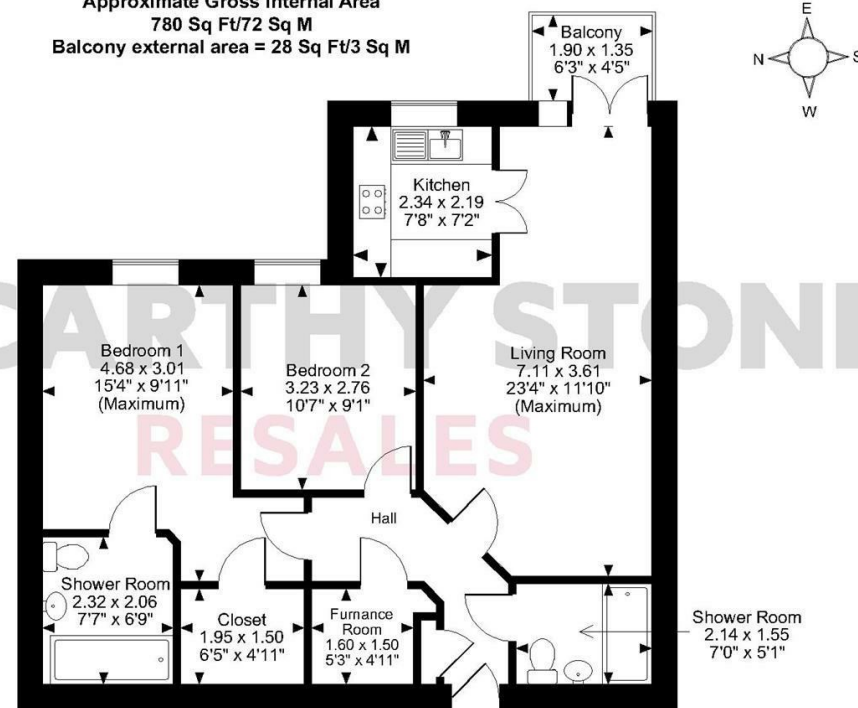


Fern Court, Gower Road, Swansea
Approximate Gross Internal Area
780 Sq Ft/72 Sq M
Balcony external area = 28 Sq Ft/3 Sq M



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

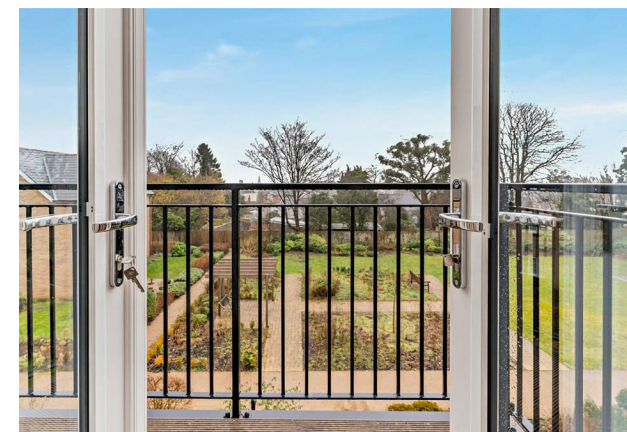
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McCARTHY STONE RESALES

32 FERN COURT GOWER ROAD, SWANSEA, SA2 9BH



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

ASKING PRICE £325,000 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 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 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. This apartment also benefits from 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.

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 with fitted venetian blinds 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 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.

MASTER BEDROOM

Double glazed window with fitted roller blind, overlooking the garden. 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 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.



2 BED | £325,000

BEDROOM TWO

Of a good size with a double glazed window with fitted roller blind, 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.

PARKING

No.32 has the huge benefit of it's owned, allocated parking space.

LEASEHOLD/SERVICE CHARGES

Service Charge cost includes -

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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

