

NEW
INSTRUCTION



126 Homegower House, St Helens Road, Swansea SA1 4DW

Offers in the region of £87,500

Two Bedroom Retirement Apartment
Popular Location Close To City Centre
Easy Access To Local Shops & Amenities
Viewing Recommended. No Chain.

EER: C69

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

CW/RO/67195/100719

DESCRIPTION

A retirement apartment situated in the popular Homegower House, which is located near the City Centre of Swansea, with a bus stop outside the complex this allows for easy access to many of the shops, restaurants and amenities it provides. The complex comprises a communal lounge, laundry room, guest facilities, care line, communal garden and parking facilities, with the apartment itself benefitting from electric heating and double-glazing. We would highly recommend a viewing of this lovely apartment which is offered with no upward chain. EER: C69

COMMUNAL HALLWAY

Secure access, staircase and lifts to all floors, door to:

HALLWAY

Electric radiator, carpet flooring, loft hatch, phone line, built-in storage cupboard housing hot water tank, door to:

BATHROOM

8'11 x 5'5 (2.72m x 1.65m)

Vinyl flooring, part tiled walls, electric heater, fan, wash hand basin with storage cabinet under, WC, walk-in shower.

BEDROOM 1

12'4 x 8'7 (3.76m x 2.62m)

Double glazed window to rear, electric radiator, built-in wardrobes, wall lights.

BEDROOM 2

14'3 x 8'7 (4.34m x 2.62m)

Double glazed window to rear, electric radiator, built-in wardrobes, wall lights.

LOUNGE

17'5 x 10'2 (5.31m x 3.10m)

Double glazed window to rear, electric radiator, coving, textured ceiling, wall lights, door to:

KITCHEN

9'1 x 6'0 (2.77m x 1.83m)

Double glazed window to rear, vinyl flooring, range of wall and base units, stainless steel sink with drainer, space for electric cooker, fridge/freezer, wall lights, part tiled walls.

EXTERNALLY

There is a shared communal garden.

SERVICES

We are advised mains water and electricity are connected to the property.

VIEWING

By appointment with the selling Agents on 01792 653508 or e-mail swansea@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter @JohnFrancisSwan or on facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Leasehold

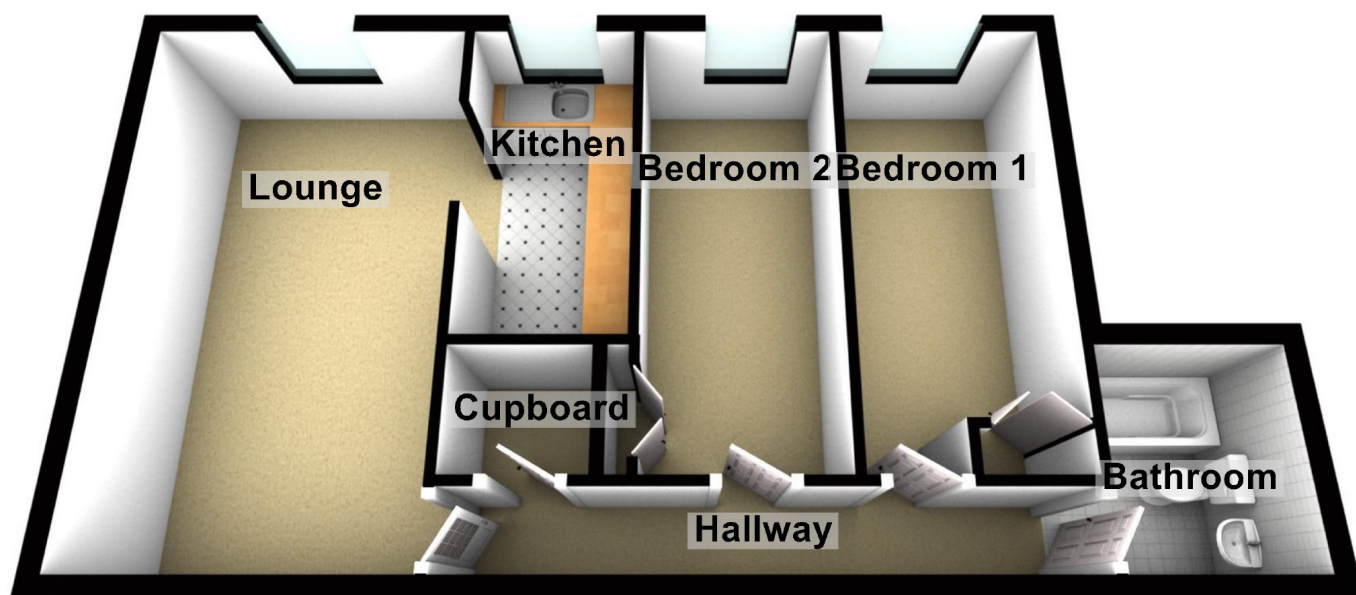
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Swansea office proceed along Walter Road towards the Uplands and turn left into Westbury Sreet. Turn immediate left again and then right at the junction onto Phillips Parade. Proceed to the end of the road and Homegower House is on the left hand side.

Ground Floor



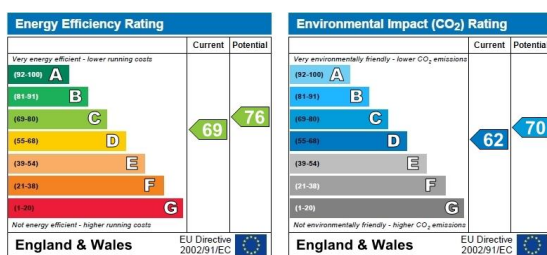
For illustration purposes only. Not to scale.

Plan produced using PlanUp.

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**John.
Francis**