



McCarthy & Stone
RESALES

22 Fern Court Gower Road, Swansea, SA2 9BH
Asking price £215,000 LEASEHOLD

For further details
please call 0345 556 4104

22 Fern Court Gower Road, Swansea, SA2 9BH

A ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT

INTRODUCTION:

A fine one bedroom garden apartment occupying a prime ground floor position of the development with an outlook over the side garden and with direct access to the beautiful landscaped main gardens of Fern Court. The apartment is well-placed for the exceptional facilities of the development and provides very welcoming accommodation. A bright and airy living room has a French door opening onto a small terrace. There is quality fitted kitchen with a comprehensive range of integrated appliances, a double bedroom, and an sensible wet room with level access, walk-in shower.

Fern Court is a 'Retirement Living' development recently constructed by award-winning McCarthy and 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. The communal lounge and gardens are great spaces for residents to socialise, and with car parking, a cycle store and a scooter room available, you're free to explore the local area and beyond, however you like to travel. You can feel assured knowing that the House Manager is in control of the development's day-to-day running. Should an emergency arise, the House Manager is on hand during office hours and the 24/7 call system provides round-the-clock support. So, along with the camera entry system and guaranteed accessibility 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, 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 HALL:

With a solid oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and audio link to the main development entrance door. Emergency pull cord, double doors to a utility/store cupboard with light, shelving, Vent Axia heat recovery unit and automatic washing machine. A feature glazed panelled door leads to the Living Room.

LIVING ROOM:

A very comfortable and welcoming room with double-glazed French door and side panel opening onto a covered terrace area overlooking the garden against backdrop of mature trees and providing access to the main landscaped gardens of Fern Court. A feature glazed paneled double door leads to the kitchen.

KITCHEN:

With a double-glazed window. 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 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:

Double glazed window overlooking the side garden, walk-in wardrobe with auto-light, ample hanging space and shelving and with a further door to a shallow cupboard with meters.

WETROOM:

A modern wetroom facility with a white suite comprising; back-to-the wall WC with concealed cistern, vanity wash-basin with undersink 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.

GENERAL:

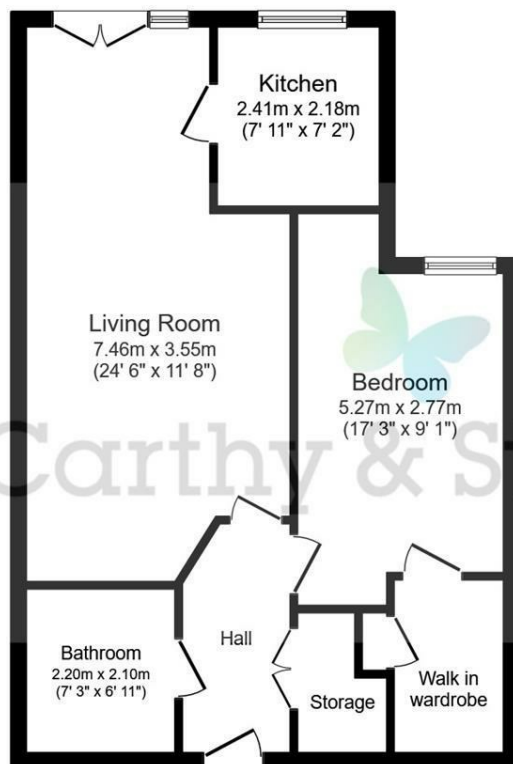
A car space is allocated and forms part of the sale of this apartment. Not all apartments at Fern Court have this significant benefit.

LEASEHOLD

Lease 999 Years from 2019
Ground Rent £425







Floor Plan

Total floor area 57.0 sq. m. (614 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



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

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

McCarthy & Stone Resales Limited | 0345 556 4104 | www.mccarthyandstoneresales.co.uk

Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ

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