

PRICE REDUCTION



McCarthy & Stone
RESALES



17 Birch Court Sway Road, Swansea, SA6 6HU
Fixed Price £105,000

For further details
please call 0345 556 4104

LEASEHOLD

17 Birch Court Sway Road, Swansea, SA6 6HU

A WELL PRESENTED TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH JULIETTE BALCONY WITHIN A DELIGHTFUL McCARTHY AND STONE RETIREMENT LIVING DEVELOPMENT *** PART EXCHANGE AVAILABLE***

This is a spacious First Floor Apartment located in the desirable Birch Court. There is an excellent Living room with Juliette balcony, separate kitchen with an attractive range of appliances, two double bedrooms and an excellent shower room. There is an outlook to the ever-changing day-to-day activity in Sway Road, providing an interesting 'window to the world' below.

Managed by award-winning developers McCarthy & Stone since completion in late 2016 Birch Court occupies an excellent position within an easy walk of local facilities, including Bus routes for Swansea City centre, Doctors, Morriston Park and local shops, bars and restaurants. The convenience of Birch Court to all the excellent facilities means that there is every reason to dispense with a car and the general hassle of driving today. This lovely development has won a Housing for Older People Award 2019 and is specifically designed for those aged over 60 years who wish to live independently. The development enjoys a host of facilities for the benefit of home owners not least of which is the beautiful communal lounge which is the hub of social activities. In addition, there is a lift serving all floors, mobility scooter store, laundry room and a landscaped garden with mature trees. Further peace-of-mind is found in the service provided by our House Manager who will oversee the smooth running of the development. There is also a 24-hour emergency call system in the apartments and communal areas. A guest suite is available to receive family and friends for which a small charge of £25 per night is made.

The quality of life is so important to living at Birch Court and it's a place where new friendships are easily made and to lead an enjoyable and fulfilled life; there are always plenty of regular activities to choose from including; coffee mornings, a seated yoga class, French for beginners, garden club, drawing club, seasonal and themed events and occasional excursions of interest. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

ENTRANCE HALL

A good-sized hallway with ample space for hall furniture. Having a solid entrance door with spy-hole. Airing/boiler cupboard with shelving housing the hot water cylinder supplying domestic hot water. Emergency pull cord and intercom system. Panel heater. Door off to kitchen.

LOUNGE WITH JULIETTE BALCONY

Double-glazed French door and side panel opens onto a Juliette balcony and offering an elevated outlook to the everyday activity in the Sway Road. 'Dimplex' panel heater, Security intercom system that provides a verbal link to the main development entrance door.

SEPARATE KITCHEN

With an excellent range of Soft Cream 'Country' style fitted wall and base units with having woodblock effect laminate worktops and incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed hob with stainless steel chimney extractor hood

over, and a high level built-in oven. free-standing fridge and freezer included. 'Dimplex' panel heater, attractive tiled splashbacks and tiled-effect vinyl flooring.

BEDROOM ONE

An excellent double bedroom with a double-glazed window, 'Dimplex' panel heater, built-in double wardrobe with hanging rail and shelving.

BEDROOM TWO

Another double bedroom, double-glazed window and 'Dimplex' panel heater.

SHOWER ROOM

Modern white suite comprising; WC, pedestal wash-hand basin with cupboard below and tiled shelf over with mirror, strip light and shaver point, large shower cubicle with a glazed shower door, electric heated towel rail, electric wall heater and an emergency pull cord Extensively tiled walls and vinyl flooring.

SERVICE CHARGE

LEASEHOLD

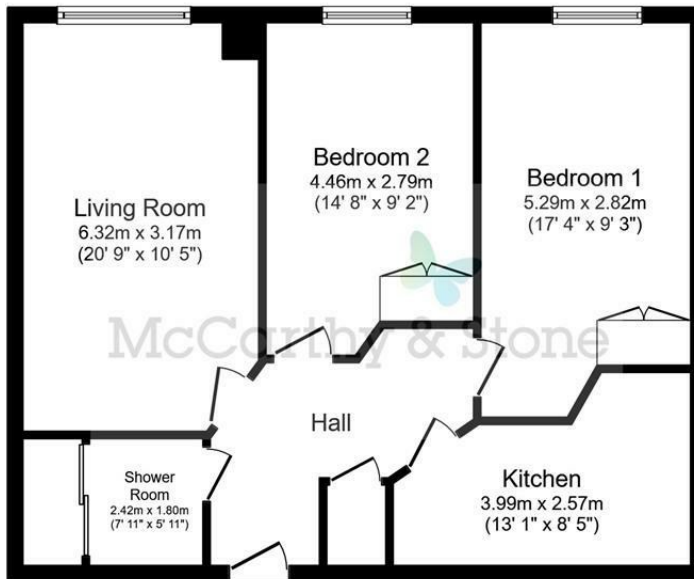
Leasehold 999 Years from 2016
Ground Rent £495 p.a

GENERAL

There is no car parking space allocated to this apartment.







Floor Plan

Total floor area 65.0 sq. m. (700 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	87
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: Fourth Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
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