



**SMITHS**  
SALES & LETTINGS



## **Flat 46 Gower Road, Swansea, SA2 9FB**

**£695 Per Month**

\*\*\* 2 BEDROOM SECOND FLOOR APARTMENT WITH LIFT ACCESS \*\*\* AGE RESTRICTION 60 YEARS FOR FIRST TENANT AND 55 FOR SPOUSE OR PARTNER \*\*\* PARKING & USE OF COMMUNAL AREAS \*\*\* WATER RATES INCLUDED \*\*\* Located in Sketty this 2 bedroom property is convenient for access to local shops and public transport to the City Centre. The property has a hallway which leads to the fitted kitchen which includes white goods and an integrated oven, and the shower room which has a double walk in shower. The lounge has views looking out over the communal gardens and both bedrooms are doubles. In addition the development has a free to use laundry room, a communal lounge, a communal kitchen and a recycling room for refuse. Additional benefits include a guest bedroom available at £ 25.00 for a double and £ 20.00 for single use and service charges are payable by the Landlord \*\*\* AVAILABILITY IS IMMEDIATE \*\*\*

[www.smithshomes.com](http://www.smithshomes.com)

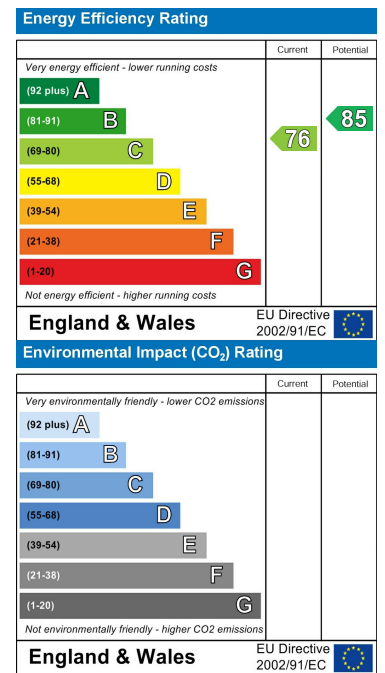


# Floor Plan

## Area Map



## Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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