



Dawsons

estate agents



Homegower House, St Helens, Swansea, SA1 4DH

A ground floor retirement apartment that has been improved throughout since October 2016 and comprises; one bedroom, lounge, modern fitted kitchen and wet room. The property overlooks the communal garden and benefits from uPVC double glazing and electric storage heating. The complex is Warden controlled with a 24 hour Care-line service and is located close to local amenities and on a bus route into the City Centre. Age restriction 60 years and over.

Asking Price £66,995



11 Walter Road, Swansea, SA1 5NF
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COMMUNAL ENTRANCE

Enter via communal door into:

COMMUNAL HALLWAY

Stairs and lifts to all floors.

LAUNDRY ROOM

GROUND FLOOR

ENTRANCE

Enter via wooden door into:

HALLWAY

Coved ceiling, walk in storage cupboard, intercom system.

LOUNGE 5.60m x 3.22m (18'4" x 10'7")

UPVC double glazed window to rear, uPVC double glazed glass panel door to rear leading to communal garden, coved ceiling, electric storage heater, archway to:

MODERN FITTED KITCHEN 2.21m x 1.56m (7'3" x 5'1")

Fitted with modern wall and base units with complimentary work surface over, set in sink and drainer with mixer tap, built under electric oven with four ring electric hob, extractor fan over, integrated fridge, part tiled walls.

BEDROOM 3.96m x 2.63m (13'0" x 8'8")

UPVC double glazed window to rear, coved ceiling, fitted wardrobe, electric heater, door entry system.

WET ROOM

Recently installed three piece suite comprising shower that can be used enclosed or without the enclosure, vanity wash hand basin, low level w.c, tiled walls, coved ceiling, extractor fan, chrome towel rail.

EXTERNAL

Communal grounds and parking spaces.

N.B.

All the electrics have been updated comprising a new consumer unit, new wall lights, remote control high efficiency fire and the latest 'Dimplex' storage heaters enabling you to choose the programs which give you the heat when you want it. The apartment has also been totally redecorated and fitted with high quality carpets throughout.

DIRECTIONS

From our city centre showroom proceed up Walter Road and take the second turning left onto Henrietta Street. At the bottom of the road turn right onto St Helens Road and the complex can be found on the right hand side.

TENURE: Leasehold

Term: 99 Years from 1986. Service Charge £1,477 approx. Ground Rent: £445.52.

COUNCIL TAX:

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS.

DAWSONS TEL: 01792 646060

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morrison, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

