



Dawsons

estate agents



32 Homegower House, Swansea, SA1 4DH

A ground floor retirement apartment comprises; one bedroom, lounge, fitted kitchen and bathroom. 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 £62,500



11 Walter Road, Swansea, SA1 5NF
T: 01792 646 060 | F: 01792 643 974
sw@dawsonsproperty.co.uk

ENTRANCE

Enter via glass panel wooden door into:

COMMUNAL HALLWAY

Stairs and lift to all floors.

GROUND FLOOR

ENTRANCE

Enter via wooden door into:

HALLWAY

Walk in storage cupboard, door entry system.

LOUNGE 4.66m x 3.22m (15'3" x 10'7")

UPVC double glazed window and door to front, wall mounted electric heater, coved ceiling.

KITCHEN 2.24m x 1.66m (7'4" x 5'5")

Fitted with a range of wall and base units with work surface over, stainless steel sink and drainer, electric cooker point, space for fridge freezer, part tiled walls, extractor fan.

BEDROOM 3.61m x 2.64m (11'10" x 8'8")

UPVC double glazed window to side, built in wardrobes, wall mounted electric heater.

BATHROOM

Three piece suite comprising panelled bath with shower over, low level w.c, vanity wash hand basin, fully tiled walls, wall mounted electric heater.

EXTERNAL

Communal garden.

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 of 99 years from 1st September 1986. Ground rent is at present £445.52 plus approximately £1,331.36 for annual service charge (which includes water and sewerage charges and buildings insurance).

COUNCIL TAX: B

EPC RATING: C

VIEWING: STRICTLY VIA VENDORS AGENTS.

DAWSONS TEL: 01792 646 060

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morriston, 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.

