



Morgan Court, Swansea, SA1 3UP

Situated in one of the most popular retirement complexes in the city, ideally placed for beach walks or city centre shopping viewing is highly recommended for this one bedroom, first floor apartment. Further accommodation comprises: Entrance hallway, Lounge, fitted kitchen and shower room. Further benefits are uPVC double glazing and electric storage heaters, 24 hour emergency Care line system plus a development manager on site. The apartment is within walking distance of local shops and amenities and is on a main bus route into the City Centre.

An age restriction applies to the over 60's.

Asking Price £112,000

11 Walter Road, Swansea, SA1 5NF
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COMMUNAL ENTRANCE

Enter via glass panel wooden door into:

COMMUNAL HALLWAY

Stairs and Lifts to all floors.

FIRST FLOOR APARTMENT

ENTRANCE

Enter via hardwood door into:

HALLWAY

Airing cupboard.

LOUNGE 6.35m (max) x 3.51m (max) (20'10" (max) x 11'6" (max))

UPVC double glazed French doors to Juliet balcony, electric storage heater.

KITCHEN 2.72m x 1.73m (8'11" x 5'8")

Fitted with a range of wall and base units with complimentary work surface over, ceramic electric hob, extractor fan, slot in stainless steel electric oven, part tiled walls, wall mounted electric heater, UPVC double glazed window to front.

BEDROOM 4.31m x 3.82m (max) (14'2" x 12'6" (max))

UPVC double glazed window to front, electric storage heater, fitted wardrobes.

SHOWER ROOM

Fitted with a three piece suite comprising low-level WC, step in shower cubicle with mixer shower, wash hand basin with vanity unit under, electric towel radiator, wall mounted electric heater, fully tiled walls.

TENURE: Leasehold

125 years from 2004. Ground Rent £192.50 (paid 6 monthly). Service Charge £789.47 (paid 6 monthly)

COUNCIL TAX: D

EPC RATING: B

VIEWING: STRICTLY VIA VENDORS AGENTS.

DAWSONS TEL: 01792 646060

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.