

# Flat 80, Homegower House St. Helens Road, Swansea

£70,000

ASTLEYS
SALES AND LETTINGS



# Flat 80

## Homegower House St. Helens Road, Swansea

NO CHAIN - Situated within the popular purpose built Home Gower House retirement complex, this spacious two bedroom apartment offers comfortable, secure and independent living for older residents. The property is conveniently located close to local shops, a GP surgery and bus services, making everyday amenities easily accessible. The apartment itself comprises an entrance hall, bright and comfortable lounge with an opening into the kitchen, two double bedrooms and a shower room. The building benefits from a lift providing easy access to all floors. The apartments have the benefit of on site management staff and a Careline alarm service providing added peace of mind. Residents also have access to a range of excellent communal facilities, including a residents lounge, laundry room, guest accommodation and beautifully maintained communal gardens. The development also has a friendly and active community An ideal opportunity for those looking for a secure and convenient retirement property, offering a good balance of independence, community and support, while being close to the amenities of Swansea.







## The Accommodation Comprises

### Ground Floor

**Communal Entrance**
Entered via secure door with entry intercom, with access to all communal area and lift.

### Apartment

**Hall**
Entered via door into the hallway with a storage cupboard.

**Lounge/Dining Room**
Dimensions: 5.34m x 3.62m (17'6" x 11'11"). Double glazed window, electric fire set in surround, storage cupboard, archway leading to the kitchen.

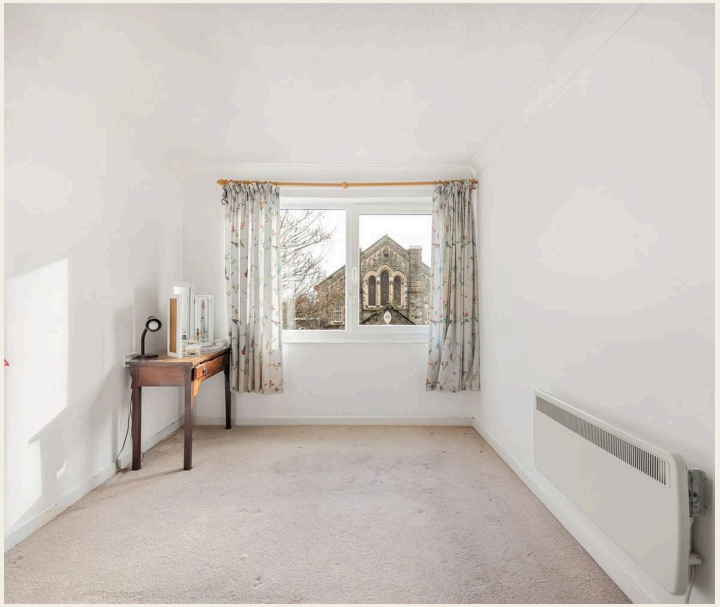
**Kitchen**
Dimensions: 2.73m x 1.81m (8'11" x 5'11"). Fitted with a range of wall and base units with worktop space over, stainless steel sink unit, tiled splashbacks, space for fridge/freezer and cooker, double window.

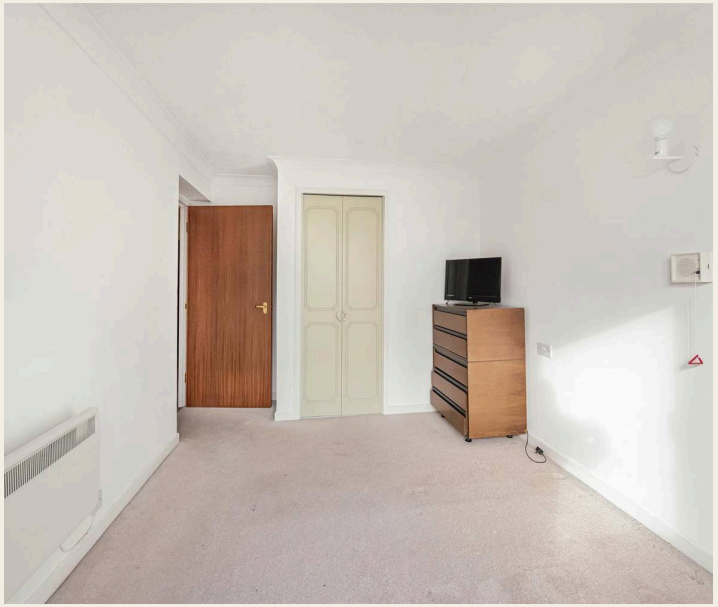
**Bedroom 1**
Dimensions: 4.27m x 2.64m (14'0" x 8'8"). Double glazed window, built-in wardrobe, storage heater.

**Bedroom 2**
Dimensions: 2.71m x 2.64m (8'11" x 8'8"). Double glazed window, built-in wardrobe, storage heater.

**Shower Room**
Three piece suite comprising tiled double shower cubicle, vanity wash hand basin and WC. Tiled walls, heated towel rail.







**Communal Areas**

**Lounge & Dining Area**

**Laundry Room**

**Communal Gardens**

**Agents Note**

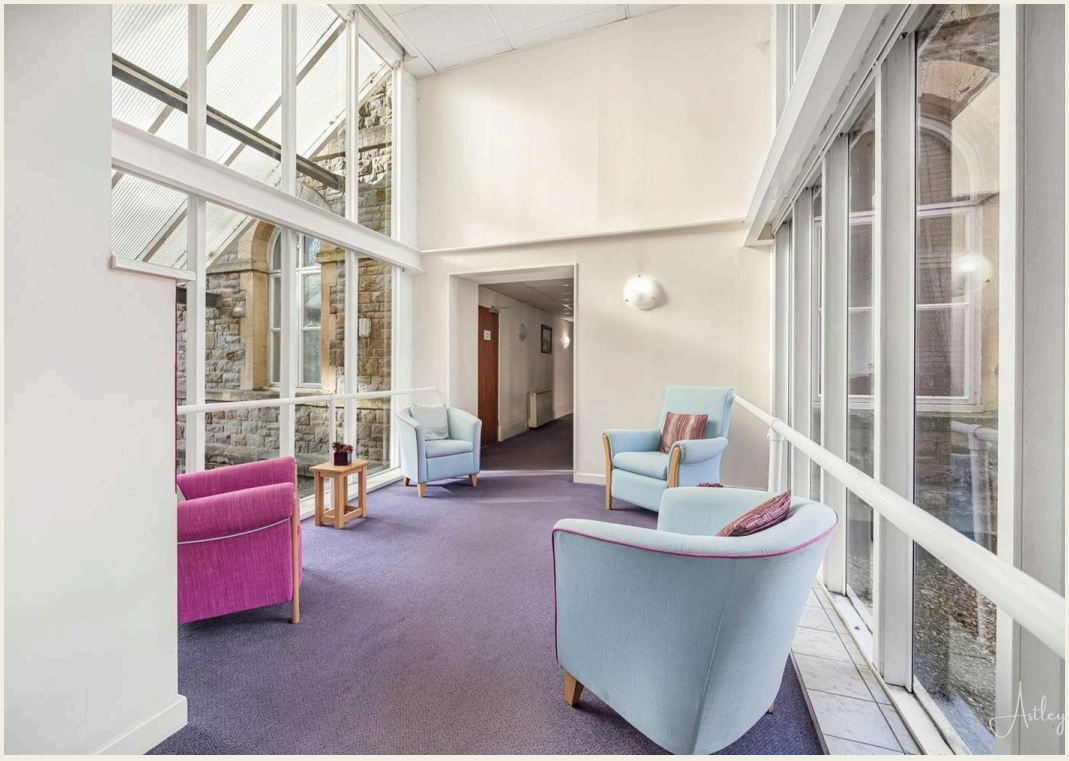
Tenure - Leasehold As of December 2024 Lease Term - 99 years from 1 September 1986 - Lease Term Remaining - 59 years (dated 11.03.26) Charges as of December 2024 Ground Rent - £556.90 Service Charge - £2,032 6 months invoice - December 2024

Council Tax band: C

Tenure: Leasehold

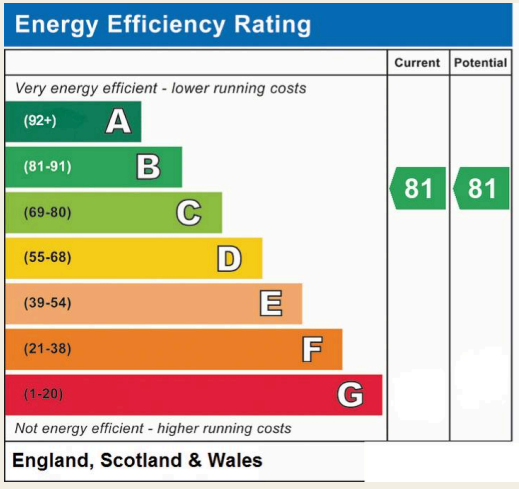
EPC Energy Efficiency Rating: B

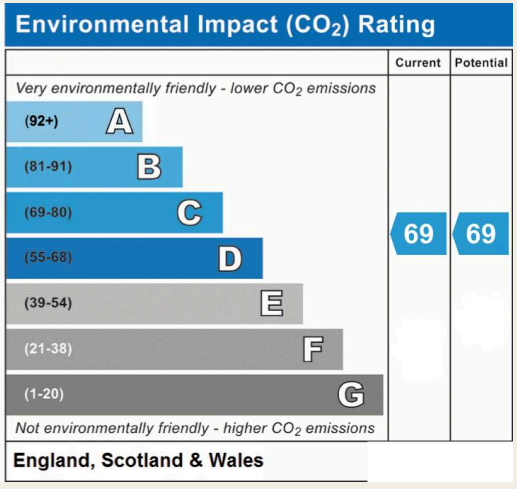




## Ground Floor






## Astleys Swansea

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