



**Homegower House, St Helens Road,  
Swansea, SA1 4DN**  
**Asking Price: £74,950**

- Video Entry System
- Lifts To All Floors
- Three Guest Suites
- Residents Lounge
- In House Development Managers
- Laundry Facilities
- Minimum Age 60
- Second Floor Two Bedroom Apartment





**Communal Entrance**

Entered via a secure front entrance with video entry system to a communal reception, with in house management office and lifts giving access to all floors.

**Second Floor Landing****Second Floor Hallway**

Front door to inner hallway with doors to:-

**Lounge**

4.529m x 3.871m (14' 10" x 12' 8")

A good size light and airy room, fitted wall lights, textured ceiling with coving, double glazed window looking onto the quadrant and residents garden and feature archway to:-

**Kitchen**

2.288m x 2.018m (7' 6" x 6' 7")

A fully fitted kitchen with a selection of matching base and wall units and drawer space shaker style in cream with colour coordinated roll top work surface space and preparation area incorporating ceramic sink unit with hot and cold mixer taps over, 4 ring ceramic hob and extractor canopy over, space for fridge and textured ceiling with coving.

**Bedroom One**

4.932m x 4.490m (16' 2" x 14' 9")

With fitted wardrobes, wall mounted electric heater, textured ceiling with coving and double glazed window looking onto the quadrant and residents garden.

**Bedroom Two**

4.561m x 1.806m (15' 0" x 5' 11")

With fitted wardrobes, textured ceiling with coving and double glazed window looking onto the quadrant and residents garden.

**Shower Room**

2.006m x 1.882m (6' 7" x 6' 2")

With disabled walk in electric shower, wash hand basin, low level W.C., fully tiled walls, heated chrome towel rail and extractor fan.

**AGENTS NOTE**

Tenure(s): Leasehold

135 flats. Built in 1986. Sizes 1 bedroom, 2 bedroom. Includes mobility standard properties.

Resident management staff and Careline alarm service

Lift, Lounge, Laundry, Guest facilities, Garden

Access to site easy, but less so for less mobile people. Distances: bus stop 10 yards; shop 20 yards; post office 30 yards; town centre 20 yards; town centre 0.5 mile(s); GP 30 yards; social centre 3 mile(s).

Weekly Social activities include: bingo, cards, carpet bowles, music, library, organised by residents. Both cats & dogs generally accepted (subject to terms of lease and landlord permission).

**Disclaimer**

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

