

3 Homeside House Bradford Place

Penarth, Vale of Glamorgan, CF64 1NR



A rarely available two bedroom ground floor retirement flat that opens directly onto part of the communal gardens, in this very popular retirement development close to Penarth town centre, with live-in Building Manager, spacious communal lounge and views of the Bristol Channel from the grounds. This particular flat has two bedrooms, living / dining room, kitchen and bathroom. Sold with no onward chain. EPC: E.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£189,950

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
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Accommodation

Entrance Hall

Fitted carpet. Built-in airing cupboard. Doors to the living room, both bedrooms and the bathroom. Wall mounted electric heater. Coved ceiling. Power points. Door entry phone.

Living Room 10' 0" x 17' 5" (3.05m x 5.3m)

A spacious living room with some dining space and uPVC double glazed windows and a door that leads out to the patio area and communal gardens. Fitted carpet. Coved ceiling. Wall mounted electric heater. Door to the kitchen. Power, phone and TV points. Emergency pull cord and door entry phone. Fireplace with marble hearth and fitted electric fire. Two wall light points.

Kitchen 7' 6" x 7' 7" (2.28m x 2.31m)

Vinyl floor and part tiled walls. Fitted kitchen comprising wall units and base units with laminate work surfaces. Recess and power supply for an electric cooker. Recess for fridge freezer. Single bowl stainless steel sink with drainer. uPVC double glazed window to the rear. Coved ceiling. Power points.

Bedroom 1 8' 9" x 17' 2" (2.66m x 5.23m)

Large double bedroom with a uPVC double glazed window overlooking communal gardens and fitted wardrobes with mirrored doors. Fitted carpet. Wall mounted electric heater. Power points. Emergency pull cord. Two fitted wall lights. Coved ceiling. Power and telephone points.

Bedroom 2 8' 9" x 11' 6" (2.66m x 3.5m)

The second bedroom, again of good proportions. Fitted carpet. uPVC double glazed window overlooking communal gardens. Wall mounted electric heater. Fitted wardrobes with mirrored doors. Emergency pull cord. Power points. Two fitted wall lights.

Bathroom

Bathroom with a suite comprising a large walk in shower with glass screen and electric shower, fitted hand grips and seat. WC and a wash hand basin with storage below. Fitted mirror. Tiled walls. Coved ceiling. Vinyl floor. Extractor fan.

Communal Facilities

Homeside House has a number of communal facilities including landscaped gardens with tremendous views over the Bristol Channel and patio area, laundry room, guest suite, large residents lounge with access out to the gardens. There is a resident house manager. Lift access to all floors.

Additional Information

Tenure

The property is held on an extended leasehold basis with 159 years to run from 1 September 1986 (121 years remaining).

Service Charge

We are informed by the vendor that the service charge for this flat is currently £2,606.92 half yearly in advance (£5,213.84 total).

Ground Rent

We have been informed by the vendor that the ground rent payable to Estates and Management is £249.68 half yearly in advance (£499.36 total).

Sinking Fund

Upon completion of the sale the vendor is liable to pay 1% of the sale price to the Homeside House sinking fund.

Council Tax

The Council Tax band for this property is D, which equates to a charge of £2,003.04 for the year 2024/25.

Approximate Gross Internal Area

630 sq ft / 59 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	53 E	
21-38	F		
1-20	G		

Floor Plan



This drawing is for illustrative purposes only (not to scale)

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