

6 Vista Court

Northcliffe Drive, Penarth, Vale of Glamorgan, CF64 1DW



A first floor two bedroom apartment with superb views across Cardiff from the main living room and kitchen, located in this well-established and popular development within half a mile of the town centre and Cardiff Bay Barrage. Sold with no onward chain and with accommodation comprising the entrance hall, living room, kitchen, two double bedrooms and a bathroom. There is a small balcony to the rear and an allocated parking space. Ideal for first time buyers, downsizers and investors alike. EPC: C.

**David
Baker & Co.**
Your local Estate Agent & Chartered Surveyor
Est. Penarth 1969

£280,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Ground Floor

Porch

uPVC double glazed panel front door. Tiled floor. Stairs to the first floor landing.

Entrance Hall

Fitted carpet. Large built-in cupboard. uPVC double glazed window to the side. Coved ceiling. Hatch to the loft space. Doors to the living room, bedrooms and bathroom. Door entry phone.

Living / Dining Room 12' 0" x 17' 5" *into recess (3.67m x 5.31m into recess)*

A spacious living and dining room, just off the kitchen and with very impressive uninterrupted views across Cardiff. Fitted carpet. uPVC double glazed sliding doors onto the balcony. Coved ceiling. Central heating radiator. Power points. Doors to the kitchen.

Kitchen 7' 6" x 9' 10" (2.29m x 3m)

Laminate floor. Fitted wall and base units with wood effect doors and laminate work surfaces. Integrated appliances including an electric oven and four zone electric hob with extractor hood. Recesses for counter level fridge and freezer. Plumbing for washing machine. Single bowl stainless steel sink with drainer. uPVC double glazed window to the rear with water views across Cardiff. Part tiled walls. Power points. Central heating radiator. Wall mounted gas combination boiler (2013).

Bedroom 1 8' 11" x 14' 7" (2.72m x 4.44m)

Double bedroom with uPVC double glazed window to the front. Built-in wardrobe. Fitted carpet. Central heating radiator. Power points. Coved ceiling.

Bedroom 2 7' 3" x 10' 6" (2.2m x 3.19m)

The second front facing bedroom. Fitted carpet. Built-in wardrobe. uPVC double glazed window. Power points.

Bathroom 7' 6" x 5' 7" (2.28m x 1.7m)

Fully tiled bathroom with suite comprising a panelled bath with mixer shower and glass screen, WC and wash hand basin with storage below. uPVC double glazed window to the side. Heated towel rail.

Outside

The property benefits from a front garden accessed from the private road. There is one parking space.

Additional Information

Tenure

The property is held on a leasehold basis with 999 years from 1st January 2004 (980 years remaining).

Service Charge

We have been informed by the vendors that the service charge is currently £50 per month.

Council Tax Band

The Council Tax band for this property is E, which equates to a charge of £2,290.68 for the year 2023/24.

Approximate Gross Internal Area

613 sq ft / 57 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











