

24 Westwood Court

Stanwell Road, Penarth, Vale of Glamorgan, CF64 2EZ



A one bedroom retirement flat on the second floor situated just off Stanwell Road within reach of public transport, both bus and train services to Cardiff, medical practices, local shops and the town centre. The flat has double glazing and is heated by electric storage radiators, it does require some up-grading but offers excellent potential. There is a lift to all floors, security entry system, residents lounge, guest suite, a number of car parking spaces and set in attractive communal landscaped gardens. EPC: B.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor
Est. Penarth 1969

£125,000

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

Entrance Hall

Hardwood veneer front door. Electric storage heater. Power point. Airing cupboard with hot water tank and shelving. Spacious storage cupboard. Coved ceiling. Door entry phone.

Bathroom/Toilet

Suite comprising panelled bath, pedestal wash hand basin and low level w.c. Tiled shower cubicle with electric shower. Extractor fan. Dimplex heater. Wall mirror. Shaver point/light unit.

Lounge/Dining Room 23' 7" x 10' 0" (7.18m x 3.05m)

uPVC double glazed window. Electric storage heater. TV aerial point. Telephone point. Coved ceiling. Power points.

Kitchen 8' 6" x 5' 11" (2.59m x 1.80m)

uPVC double glazed window with fitted roller blind. Integrated electric hob with extractor above and oven below. Plumbing for washing machine, Part tiled walls. Wall cupboards. Range of base units and formica worktops. Single drainer stainless steel sink unit.

Bedroom 12' 9" x 7' 1" (3.88m x 2.16m)

uPVC double glazed window with fitted roller blind. Coved ceiling. Electric storage heater. Power points.

Outside

Pleasant communal gardens laid to lawn with garden seating with a variety of shrubs and plants. Off road parking.

Additional Information

Tenure

We are informed that the property is leasehold with an extended lease that runs until December 2999, with a share of the freehold.

Maintenance Charge

We are informed that the maintenance charge is £90.00 per month. This includes buildings insurance, water rates, lighting, heating and cleaning of the communal areas, maintenance of the land and the alarm system.

Council Tax Band

We are informed that the Council Tax band for this property is C which equates to a charge of £1,533.95 for the year 2021/222.

Approximate Gross Internal Area

538 sq ft / 50 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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