

10 Westwood Court, Stanwell Road

Penarth, Vale of Glamorgan, CF64 2EZ



A first floor, garden fronting one bedroom flat in this very popular development just off Penarth town centre and close to bus stops and train station. The development has an excellent communal grounds, unallocated parking and several residents lounges. The flat comprises an entrance hall with two built in cupboards, lounge with dining space, kitchen, bedroom and bathroom. Viewing is recommended. No chain. EPC: B.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£149,950

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Accommodation

Entrance Hall

Door entry phone. Power point. Electric storage radiator. Fitted carpet. Spacious storage/coat cupboard. Airing cupboard with immersion heater and hot water tank. Coved ceiling. Telephone point.

Lounge *10' 0" x 23' 7" into bay (3.04m x 7.2m into bay)*

Fitted carpet and curtains. uPVC double glazed bay window overlooking the front with roller blind. Coved ceiling. Four double power points. Two TV points. Electric storage radiator.

Kitchen *5' 10" x 8' 6" (1.79m x 2.6m)*

Vinyl flooring. Fridge and plumbing for a washing machine. Four burner electric hob with extractor above and oven below. Range of base units and worktops with tiled wall to work surfaces. Range of fitted wall cupboards. Extractor fan. Power points. Single drainer stainless steel sink unit. Dimplex wall heater. uPVC double glazed windows to front and garden.

Bedroom 1 *10' 7" into doorway x 12' 8" (3.22m into doorway x 3.86m)*

Coved ceiling. Fitted carpet and curtains. Three double power points. Electric storage radiator. Double glazed window to the front.

Bathroom *7' 0" x 7' 5" (2.13m x 2.27m)*

Non-slip floor. Bathroom suite comprising of a pedestal wash hand basin, low level w.c., panelled bath and shower cubicle with new electric shower. Three walls fully tiled. Extractor fan. Emergency pull cord. Dimplex wall heater.

Communal Facilities

There are communal lounges on the ground floor as well as two on the remaining three stories.

Outside

Westwood Court benefits from an excellent communal garden to the south side of the building. There is also unallocated parking.

Additional Information

Tenure

We are informed by the vendor that the property is held on a leasehold basis, with a share of the freehold. The lease has 999 years to run from March 2017.

Council Tax Band

The Council Tax band for this property is C, which equates to a charge of £1,665.96 for the year 2023/24.

Service Charge

Currently £105.00 per calendar month.

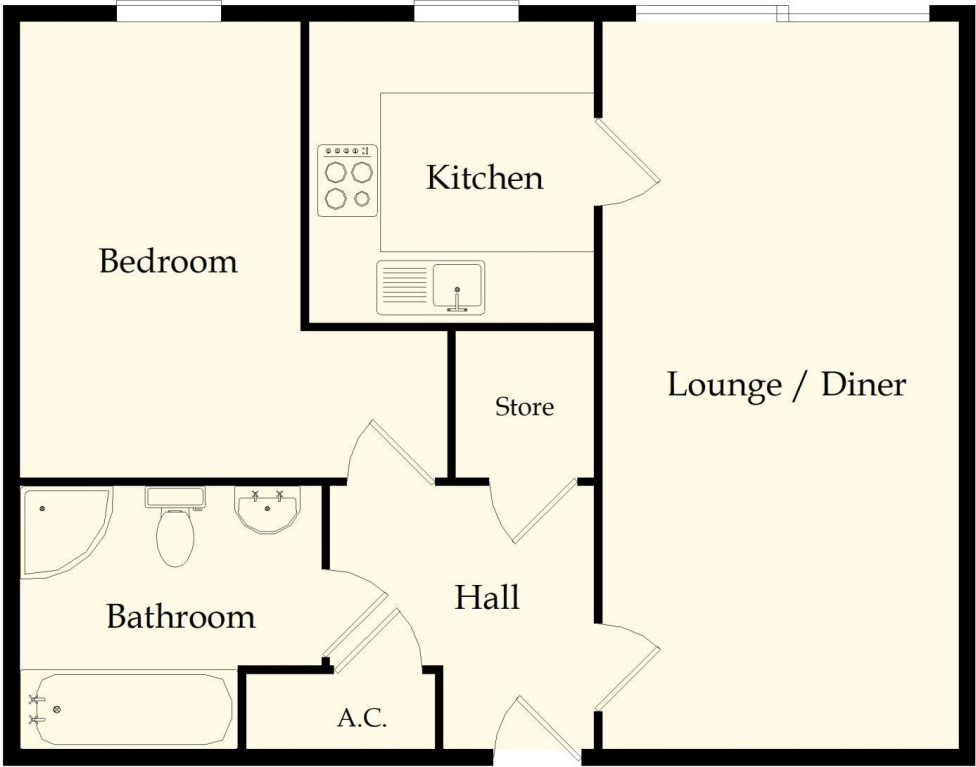
Sinking Fund

The property is subject to a sinking fund payment of 1% of the final sale fee payable by the seller.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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