

32 Homeside House

Bradford Place, Penarth, Vale of Glamorgan, CF64 1NR



A one bedroom first floor retirement flat with direct sea view, in this ever-popular development close to the town centre. The flat offers spacious, low maintenance living with upgraded kitchen and bathroom and further benefits from use of the superb communal gardens, lounge and laundry. The development has a permanent live-in warden and unallocated parking on-site. Viewing is highly recommended. No chain. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£105,000

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Accommodation

Entrance Hall

Fitted carpet. Built-in cupboard with fitted shelving and water heater. Doors to all rooms.

Lounge 10' 8" x 17' 7" into bay (3.26m x 5.37m into bay)

Fitted carpet. uPVC double glazed bay window with water views. Wall mounted electric heater. Wooden fire surround with marble hearth. Door entry phone. Power point. TV point. Two wall lights. Coved ceiling.

Kitchen 7' 5" x 5' 5" (2.26m x 1.66m)

Vinyl floor. Fitted kitchen with a range of wall units, base units and laminate work surfaces. Integrated two zone electric hob and extractor hood over. Single bowl stainless steel sink with drainer. Tiled walls. Power points. Coved ceiling. Recess for fridge freezer.

Bedroom 1 8' 7" x 14' 1" into wardrobes (2.62m x 4.29m into wardrobes)

Double bedroom with uPVC double glazed window giving sea views. Fitted wardrobes with folding mirrored doors. Wall mounted electric heater. Power points. Wall mounted light. Coved ceiling. Fitted carpet.

Bathroom 5' 4" x 6' 8" (1.63m x 2.04m)

Vinyl floor and fully tiled walls. Suite comprising a shower cubicle with electric shower, WC and wash hand basin with storage below. Coved ceiling. Light and extractor fan. Heated towel rail.

Communal Facilities

Homeside House has a number of communal facilities including the garden, fully equipped laundry with access to an outside drying space, guest suite and a very well sized residents lounge that gives access to the garden. There is a resident house manager who is able to assist with any requirements, and a lift to all floors. The superb lawned communal garden has far reaching views across the Bristol Channel, including down to Penarth Pier.

Additional Information

Tenure

We have been informed by the vendor that the property is held on a leasehold basis with 99 years to run from 1st September 1986 (63 years remaining). The seller is extending the lease and this will be finalised upon completion of the sale.

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £1,583.10 for the year 2022/2023.

Service Charge

We have been informed by the vendors that the service charge for this property is currently £2,606.92 per annum.

Ground Rent

We have been informed by the vendors that the ground rent for this property is currently £221.94 per half year.

Sinking Fund

Upon completion of a sale, the vendor is liable to pay 1% of the sale fee into the Homeside House sinking fund.

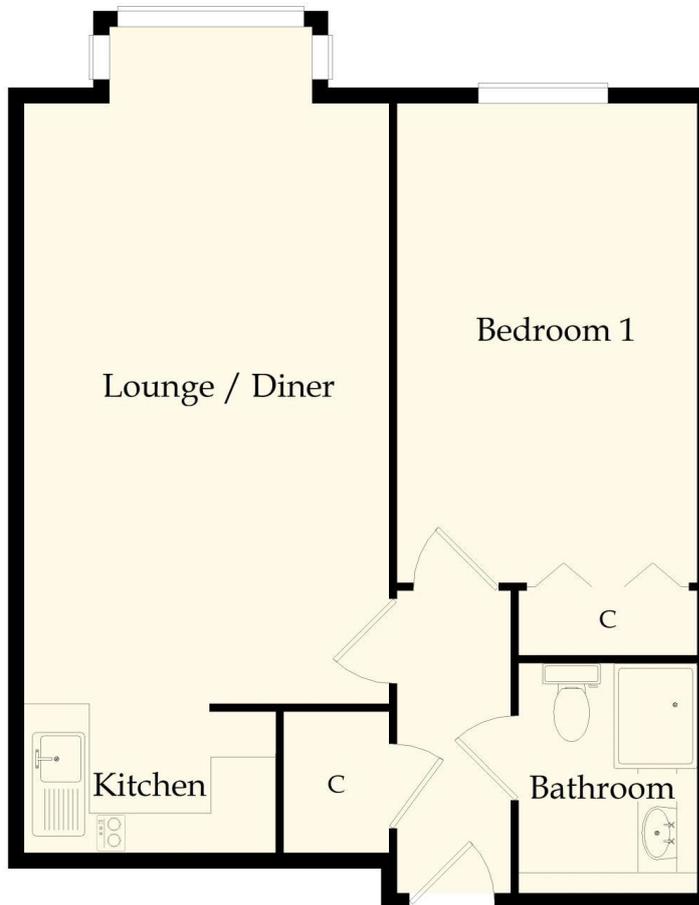
Approximate Gross Internal Area

441 sq ft / 41 sq m.

Energy Performance Certificate

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

Floor Plan



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