



Westwood Court, Stanwell Road, Penarth, CF64 2EZ

Welcome to Westwood Court, Stanwell Road, Penarth

- Council Tax Band - C
- NO CHAIN, Second floor one bedroom retirement apartment
- Lift access to all floors.
- Visitor lounge on the same floor.
- Electric heating and double glazing.

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£125,000

view this property online allenandharris.co.uk/Property/PNR106008



Property Ref:

PNR106008 - 0019

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Communal Hallway

Access to a visitor lounge and solid doors leading to several apartments including the subject property.

Communal Entrance

Entered via secure entrance with fob key activating a wheel chair friendly main door, access to a visitor lounge, stairs and lift access to all floors.

Entrance Hall

Door to lounge, bedroom and bathroom, built in storage cupboard and built in airing cupboard housing hot water tank.

Lounge/diner

23' 6" x 10' (7.16m x 3.05m)

Double glazed bay window to rear, electric storage heater, space for dining table and doorway to kitchen.

Kitchen

5' 10" x 8' 6" (1.78m x 2.59m)

Double glazed window to rear, single bowl and drainer sink unit with mixer tap, space for automatic washing machine and fridge freezer, integrated electric cooker and hob with cooker hood over, wall and floor mounted kitchen units with contrasting work surfaces and tiled splashbacks.

Bedroom One

12' 8" x 7' 3" (3.86m x 2.21m)

Double glazed window to rear, electric storage heater.

Bathroom

Panelled bath, separate shower cubicle, WC, pedestal wash hand basin, fully tiled walls and extractor fan.

Leasehold

The property benefits from a SHARE of FREEHOLD - for further details please contact the branch.




allen & harris



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