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Apartment 6 Grammar School
Cowbridge, The Vale Of Glamorgan,
CF71 7BB

Apartment 6 Grammar School

Asking price **£449,950**

A two bedroom first floor apartment, situated in the prestigious grade II listed, Old Grammar School development in the heart of Cowbridge and enjoying views into the Physic Garden.

Two bedroom, two reception roomed, first floor apartment.

A unique and sought-after Grade II listed development.

Convenient central location just a short walk from all Cowbridge's facilities and amenities.

Impressive, open plan lounge/dining room/kitchen.

High quality finish throughout.

Many original characterful features.

Enclosed landscaped communal gardens.

Allocated parking.



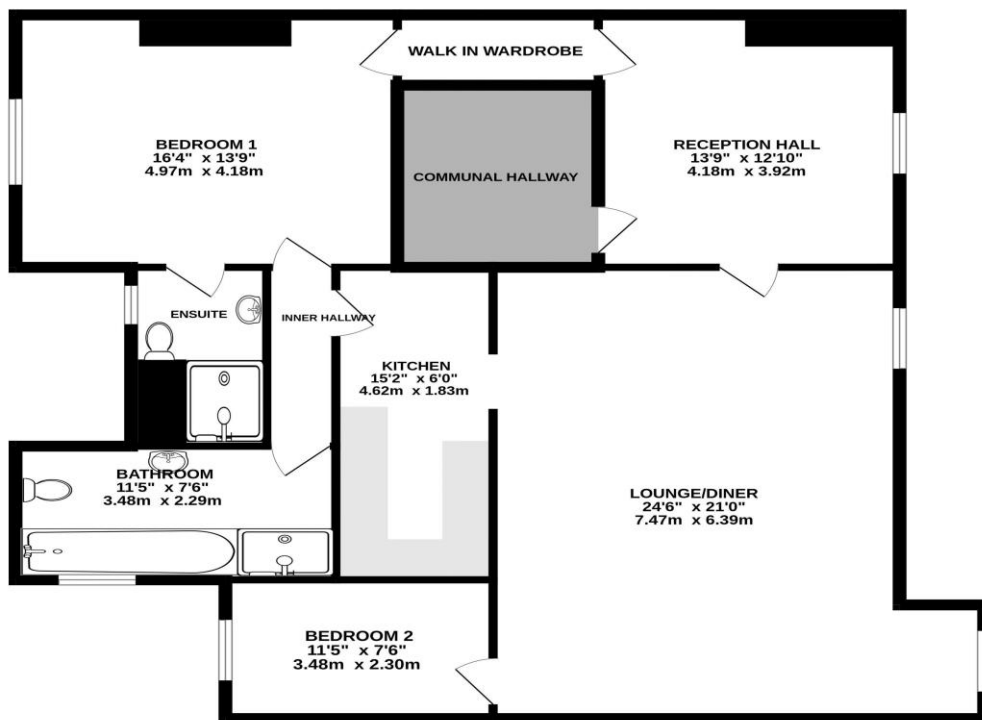


This unique two bedroom first floor apartment is situated within the Old Grammar School, Located in the heart of Cowbridge. The apartment which offers well proportioned, living and bedroom accommodation, retains many original character features, and is offered to the market for first time since the Old Grammar Schools conversion in 2009. A secure, communal entrance hall and stairs lead to the first floor landing. Entering into a RECEPTION HALLWAY (12'10"×11'8" widening to 13'8"), with windows to front, enjoying uninterrupted views of the physic garden. This versatile room has a feature fireplace with an exposed brick insert and Flagstone hearth. The Reception hallway has Oak floors which continue throughout the apartment.

The impressive main reception room comprises of an open plan LOUNGE/DINER (24'6"×17'4" widening to 22' max) Two windows to front enjoy views of the physic garden and flank the fireplace with exposed brick inset and Flagstone hearth housing a gas fired stove. The KITCHEN (6' x 15'2"), is semi open plan to the lounge. It offers a range of oak fronted base and wall mounted units with black granite works surfaces extending to a Breakfast bar. Integrated appliances include dishwasher, washer/dryer, baseline fridge and separate freezer. Space and plumbing for a Rangemaster, cooking range with fitted cooker hood above. Off the kitchen is an inner hallway which gives access to BEDROOM 1 (16'4"×13'10") which is a generous sized double bedroom

with windows to rear overlooking the landscape communal gardens. The room has a feature fireplace with brick and flagstone hearth. An EN-SUITE SHOWER ROOM (5'10"×7'3" max), has a white three piece suite, including shower cubicle with mains rainfall and handset shower, low-level WC with hidden system and a wall mounted wash hand basin. Full tiling to walls, plus a useful shelved recess. A door from bedroom one leads into a passageway leading through to the reception hallway, which is currently used as a WALK-IN WARDROBE/STORAGE ROOM (3'10"×8'7"). The FAMILY BATHROOM (7'3"×9'2"), with white four piece suite offers a Jacuzzi double ended bath, shower enclosure with fitted rainfall and handset showers, low-level WC with hidden system and wall mounted wash hand basin, full tiling walls. Doors into airing cupboard housing a combination boiler and storage space. Off the lounge area is a SECOND BEDROOM (7'6", 11'5"), with window to rear enjoying views over the gardens. This single bedroom or study has fitted shelving to an arched recess. Outside to the rear of the property are landscape and beautifully maintained Communal gardens. The property is sold with the benefits of one allocated parking Space.

FIRST FLOOR
1236 sq.ft. (114.8 sq.m.) approx.





Directions

From our office, cross the High Street and walk along Church Road. The grammar school will be found on the left-hand side opposite the physic garden.

Tenure

Leasehold

Services

Mains gas, electricity, water and drainage 999 year lease from 1.7.2007
Maintenance charge £3250 per annum
Council Tax Band G
EPC Rating C

Viewing strictly by appointment through
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

