

38 Homeside House

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



A modern, low maintenance first floor one bedroom retirement flat with water views in this popular block that is not only close to the town centre but sat within superb communal grounds. The flat comprises an entrance hall with large built-in cupboard, a lounge, kitchen, bedroom and bathroom. The development has a live-in house manager, laundry room, lift to all floor and a spacious communal lounge that opens onto the garden. Sold with no chain. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor
Est. Penarth 1969

£120,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Hall

Fitted carpet. Power point. Coved ceiling. Trap door to roof space. Spacious airing cupboard with hot water tank.

Lounge 10' 6" x 15' 7" (3.2m x 4.75m)

Spacious lounge with fitted carpet, electric storage radiator, coved ceiling, power points, attractive fireplace with electric fire and a uPVC double glazed window with views of the Kymin and with a fitted roller blind.

Kitchen 7' 5" x 5' 5" (2.27m x 1.64m)

Fitted kitchen with a range of wall units and base units with formica worktops. Single bowl stainless steel sink with drainer. Fully tiled walls. integrated four burner ceramic hob with oven below.

Bedroom 12' 0" x 8' 10" (3.65m x 2.69m)

Double bedroom with uPVC double glazed window with views of the Kymin. Fitted carpet. Built-in wardrobes with mirror folding doors. Power points. Wall light points. Electric storage radiators.

Shower Room 5' 5" x 6' 6" (1.65m x 1.99m)

Suite comprising a WC, vanity unit with wash hand basin and cupboard and a spacious shower cubicle. Fully tiled. Heated towel rail.

Outside

The flat has use of attractively laid out, landscaped communal gardens with seating overlooking the Bristol Channel and with a view of the Pier. There are unallocated car parking areas to the front. Internal communal facilities also include a spacious residents lounge and laundry room. The property benefits from a lift to all floor along with a live-in manager and a guest suite.

Additional Information

Tenure

We are informed that the flat is Leasehold, 159 years from the 1st September 1986 (expires 1st September 2145).

Service Charge

We are informed that the Service Charge is £2,606.92 per annum.

Ground Rent

We are informed that the Ground Rent is £250.00 per half year.

Council Tax Band

The Council Tax band for this property is C, which equates to a charge of £1,583.10 for the year 2022/23.

Sinking Fund

On completion of a sale the seller is liable to pay 1% of the sale into the Sinking Fund of Homeside House.

Approximate Gross Internal Area

398 sq ft / 37 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 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)
Copyright © 2022 ViewPlan.co.uk (Ref: VP24-XHR-1, Rev: Org)









