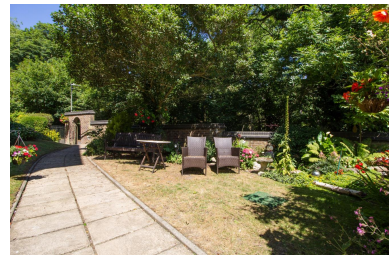


# 10 Bridgeman Court

Penarth, Vale of Glamorgan, CF64 3NR



A well presented first floor two bedroom retirement flat in this popular development just a short walk from the Esplanade, Pier and through Alexandra Park up to the town centre. Comprising lounge/diner, kitchen, two bedrooms and bathroom, this property further benefits from woodland views and has no onward chain. The building has a lift to all floors, guest suite, communal gardens and unallocated parking. Tenure: Leasehold. EPC: C.

**David  
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Your local Estate Agent & Chartered Surveyor  
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**£159,950**

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## **Accommodation**

### **Entrance Hall**

New fitted carpet. Door entry phone. Coved ceiling. Central heating radiator with cover. Coat cupboard.

### **Lounge** 19' 6" x 9' 10" (5.94m x 2.99m)

New fitted carpet. Telephone point. Coved ceiling. uPVC double glazed Juliet double doors and side windows to Alexandra Park. Power points. TV point. Glazed panelled door to the kitchen.

### **Kitchen** 10' 11" x 5' 6" (3.32m x 1.68m)

Ceramic tiled floor and part tiled walls. Kitchen comprises fitted wall units and base units with laminate work surfaces. Single bowl stainless steel sink with drainer. Potential recess for cooker, with an extractor hood over. Recess for fridge freezer. Gas central heating boiler. uPVC double glazed window to the Park with roller blind. Central heating radiator. Power points.

### **Bedroom 1** 17' 6" x 8' 10" (5.33m x 2.69m)

A spacious main bedroom with extensive fitted wardrobes. New fitted carpet. Central heating radiator. Coved ceiling. uPVC double glazed window to the front with woodland views. Power points.

### **Bedroom 2** 10' 11" max x 7' 4" (3.32m max x 2.23m)

The second bedroom, offering excellent versatility and most recently used as a study. New fitted carpet. Central heating radiator. uPVC double glazed window to the front with fitted roller blind. Power points. Built-in cupboard.

### **Shower Room** 8' 2" x 4' 0" (2.49m x 1.22m)

Ceramic tiled floor. Half tiled (fully tiled around the shower cubicle). Suite comprising a new shower cubicle, WC and wash hand basin. Fitted wall mirror. Light with shaver point. Extractor fan. Central heating radiator.

## **Additional Information**

### **Tenure**

We are informed by the vendor that the property is leasehold, with 999 years to run from 1987.

### **Council Tax Band**

We are informed that the Council Tax band for this property is D, which equates to £2,003.04 for the year 2023/24.

### **Service Charge**

We have been informed by the vendor that the current service charge is £144.57 per calendar month.

### **Sinking Fund Payment**

We have been informed that future purchasers of flats in Bridgeman Court will be liable to make a payment into the sinking (capital works) fund when the flat is resold by them. This is 2% of the original purchase price, multiplied by the number of years that they have owned the flat.

### **Approximate Gross Internal Area**

592 sq ft / 55 sq m.

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	79   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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