

3 Lansdowne House

Plymouth Road, Penarth, Vale of Glamorgan, CF64 3DH



A spacious ground floor two bedroom apartment in this very attractive, landmark Grade II listed building just off the town Penarth. Close to many local amenities, the Penarth Train Station and only a short walk through Alexandra Park to The Esplanade, the property is ideal for first time buyers, downsizers and investors alike. The living accommodation comprises an entrance hall, open plan living room / kitchen, two bedrooms and a bathroom. Sold with no onward chain. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor
Est. Penarth 1969

£169,950

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

Accommodation

Entrance Hall

Fitted carpet. Central heating radiator. Built-in cupboard with hot water cylinder. Doors to the bedrooms, bathroom and living space / kitchen.

Living Room / Kitchen *10' 8" into recess x 22' 9" (3.25m into recess x 6.93m)*

An open plan living space to the front of the property with original wooden sash bay window. The living area has a fitted carpet, two central heating radiators and the original stone fire surround - now with a fitted gas fire and granite hearth. The space is open to the Fitted kitchen which comprises a range of wall units and base units along with contrasting laminate work surfaces. Space for a cooker with a fitted extractor hood. Plumbing for washing machine and fridge freezer. One and a half bowl composite sink with drainer. Part tiled walls. Power points.

Bedroom 1 *14' 10" into recess x 14' 1" into bay (4.53m into recess x 4.3m into bay)*

A very spacious double bedroom with original wooden sash bay window overlooking the communal gardens to the rear. Fitted carpet. Central heating radiator. Power points. Picture rails and coved ceiling. Fitted bedroom storage.

Bedroom 2 *6' 4" x 14' 10" (1.94m x 4.51m)*

A large single bedroom with part of the original wooden sash bay window to the front. Fitted carpet. Central heating radiator. Power points.

Bathroom *10' 8" x 6' 1" (3.24m x 1.86m)*

A shower room with vinyl flooring and a suite comprising a large walk-in shower with electric shower, WC and wash hand basin with storage below. Part tiled walls. Coved ceiling. Extractor fan. Central heating radiator. Fitted mirror over the wash basin with lights.

Outside

Communal Garden

The property benefits from access to a shared communal garden laid to lawn and surrounded by very attractive mature trees.

Additional Information

Tenure

The property is held on a leasehold basis (CYM77756) with 99 years from 1st November 2001 (77 years remaining).

Council Tax Band

The Council Tax band is D, which equates to a charge of £1,874.20 for the year 2023/24.

Service Charge

We have been informed that the service charge is £1,430.00 for the year 1st December 2023 to 30th November 2024. This charge includes the cleaning and maintenance of internal and external common areas as well as the garden, the buildings insurance and management fees but does not include water.

Approximate Gross Internal Area

645 sq ft / 60 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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