

22 Homeside House

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



A one bedroom retirement flat, in very good condition and with wonderful views across the adjacent woodland and out to the Bristol Channel. The property comprises an entrance hall with large built-in cupboard, a living room, kitchen, bedroom and bathroom. This is a very popular retirement development which is close to Penarth town centre and benefits from a live-in house manager, excellent communal gardens, parking, laundry room and communal lounge. No chain. Viewing advised. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor
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£115,000

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Accommodation

Entrance Hall

Fitted carpet. Doors to the bedroom and living room and a sliding door to the bathroom. Coved ceiling. Built-in cupboard with meters, consumer unit, hot water cylinder and fitted shelving.

Living Room 10' 7" x 15' 4" (3.22m x 4.68m)

A lights and airy south facing living room with woodland and water views along with views to the side over the communal gardens to the Bristol Channel. Fitted carpet. Power points. Coved ceiling. Feature wooden fire surround with marble hearth and fitted electric fire. Power and TV points. Two fitted wall lights. Emergency pull chord and door entry phone. Wall mounted electric heater. Open to the kitchen.

Kitchen 7' 4" x 5' 6" (2.23m x 1.67m)

Wood effect vinyl flooring. Fitted wall and base units with laminate work surfaces. Integrated appliances including an electric oven, four zone electric hob and extractor fan. Plumbing for dishwasher. Space for fridge freezer. Single bowl stainless steel sink with drainer. Part tiled walls. Power points. Fitted lights. Coved ceiling.

Bedroom 8' 9" x 12' 2" (2.66m x 3.7m)

A well-sized double bedroom with uPVC double glazed window providing excellent woodland and water views to the south of the development. Fitted carpet. Fitted wardrobes with mirrored doors. Coved ceiling. Power points. Wall mounted electric heater. Phone point. Fitted wall light. Emergency pull cord.

Bathroom 5' 5" x 6' 9" (1.66m x 2.06m)

Carpeted floor. Suite comprising a panelled bath with electric shower, WC and wash hand basin with storage below. Tiled walls. Coved ceiling. Fitted mirror and lights. Electric fan heater. Heated towel radiator.

Communal Facilities and Grounds

Homeside House has a number of communal facilities including landscaped gardens and patio area, laundry room, guest suite, large residents lounge with access out to the gardens. There is a resident house manager. Lift access to all floors.

Additional Information

Tenure

We are informed that the property is held on a leasehold basis, with 99 years to run from 1st September 1986.

Ground Rent

We are informed by the vendor that the ground rent is £444.00 per annum.

Service Charge

We are informed by the vendor that the service charge for the property is currently £2,607.00 per annum.

Sinking Fund

Upon completion of the sale the vendor is liable to pay 1% of the sale price to the Homeside House sinking fund.

Approximate Gross Internal Area

398 sq ft / 37 sq m.

Energy Performance Certificate

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 79 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Floor Plan

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