

4 Salisbury Court

Salisbury Avenue, Penarth, Vale of Glamorgan, CF64 3JZ



A spacious two bedroom first floor flat in a popular location, sold with no onward chain and ideal for first time buyers, downsizers and investors. Close to Stanwell School and within a mile of Penarth town centre and train station. Lounge / diner, two bedrooms and bathroom. Unallocated off road parking on site. Available with no onward chain and with a 999 year lease. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor
Est. Penarth 1969

£179,950

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
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Accommodation

Hall

Wood block flooring. Two built in storage cupboards.

Lounge 16' 1" maximum x 14' 8" maximum (4.90m maximum x 4.48m maximum)

A spacious main reception room with dining space. Fitted carpet. uPVC double glazed window to the front and a door to the kitchen. Television and power points. Central heating radiator. Coved ceiling.

Kitchen 7' 10" x 9' 4" (2.38m x 2.84m)

Fitted kitchen with wall and base units along with wooden work surfaces. Integrated electric oven and a four burner gas hob. Single bowl stainless steel sink with drainer. Wall mounted gas central heating boiler. Recess for fridge freezer. uPVC double glazed window to the front. Part tiled walls. Power points. Vinyl flooring.

Bedroom 1 10' 1" x 12' 0" (3.08m x 3.66m)

Double bedroom with fitted carpet, power points, uPVC double glazed window to the rear and a central heating radiator.

Bedroom 2 7' 8" x 9' 8" maximum (2.33m x 2.94m) maximum

Single bedroom with fitted carpet, power points, uPVC double glazed window to the rear and a central heating radiator.

Bathroom 5' 5" x 8' 6" (1.66m x 2.58m)

A refitted bathroom with vinyl floor and a suite comprising panelled bath with fitted glass screen and mixer shower, WC and a wash hand basin. uPVC double glazed window. Part tiled walls. Shaver point. Central heating radiator.

Outside

There is an unallocated off road parking area, as well as a large communal garden with clothes drying facilities.

Additional Information

Council Tax Band

The Council Tax Band for this property is C, which equates to a charge of £1,665.96 for the year 2023/24.

Tenure

We have been informed by the vendor that the property is held on a leasehold basis with 999 years to run from January 2012 with a share of the freehold.

Service Charge

We have been informed by the vendor that the current service charge is £71.30 per month (£855.60 per annum) and this covers buildings insurance and the maintenance of communal areas, building and garden.

Approximate Gross Internal Area

581 sq ft / 54 sq m.

Notes

No pets are allowed in the development as stated in a clause in the lease document.

Energy Performance Certificate

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 c | 79 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Floor Plan

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