

17 Penarth House

Stanwell Road, Penarth, Vale of Glamorgan, CF64 2EY



A well-presented first floor flat in this centrally located retirement development being sold with no onward chain, new fitted carpets throughout and offering convenient living close to the town centre, train station and bus stops. The accommodation comprises an entrance hall with storage cupboards, the living room open to the kitchen, two bedrooms and the bathroom. The property benefits from a communal lounge, lift to all floors, two communal garden areas and a parking area (unallocated) at the rear onto the lane. EPC: B.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£122,500

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

New fitted carpet. Wall mounted electric storage heater. Door entry phone. Two storage cupboards - one housing the hot water cylinder. Power points.

Living Room 9' 11" x 13' 0" (3.01m x 3.95m)

New fitted carpet. uPVC double glazed bay windows to the front. Power points. Wall mounted electric storage heater. Coved ceiling. Power points. Telephone and TV points. Open to the kitchen. Emergency pull cord.

Kitchen 9' 11" x 7' 11" (3.01m x 2.42m)

Vinyl floor. Fitted wall, base and drawer units with laminate work surfaces. Integrated electric oven and four zone electric hob with extractor above. Single bowl stainless steel sink with drainer. Recess for fridge freezer and plumbing for washing machine. uPVC double glazed window. Part tiled walls. Coved ceiling. Emergency pull cord.

Bedroom 1 9' 3" x 13' 8" (2.82m x 4.16m)

Double bedroom with uPVC double glazed window to the front. New fitted carpet. Two sets of built-in wardrobes. Wall mounted electric heater. Power points. Coved ceiling. Emergency pull cord.

Bedroom 2 5' 11" x 9' 10" (1.8m x 3m)

Single bedroom with uPVC double glazed window to the front of the property. New fitted carpet. Power points.

Bathroom 8' 5" x 6' 5" (2.57m x 1.96m)

Vinyl floor. Suite comprising a walk-in bath with mixer shower, WC and wash hand basin. Fitted wall light over the basin. Part tiled walls. Wall mounted electric fan heater. Extractor fan. Emergency pull cord.

Communal Facilities

The property benefits from a lift to all floors as well as a communal lounge. Each flat can have Sky TV subject to an individual subscription. There is a laundry room adjacent to the communal lounge.

Outside

To the rear of the building are two communal garden areas, one accessed from the car park, and the other adjacent to the communal lounge and rear access to the building. There is also a parking area (unallocated) to the rear onto the lane.

Additional Information

Tenure

We are informed by the vendor that the property is leasehold, with 125 years from July 2002.

Service Charge

We are informed that the current service charge is £313.75 per month. This charge includes window and communal area cleaning, lift maintenance, gardening and communal area decoration, alarm system servicing, buildings insurance, part-time maintenance worker and offsite housing manager, communal area electricity, all water rates and general communal area repairs and maintenance. A proportion of the service charge is also dedicated to a contingency fund, used for larger works in the building.

Council Tax Band

The Council Tax band for this property is C, which equates to a charge of £1,780.48 for the year 2023/24.

Approximate Gross Internal Area

50 sq m / 538 sq ft.

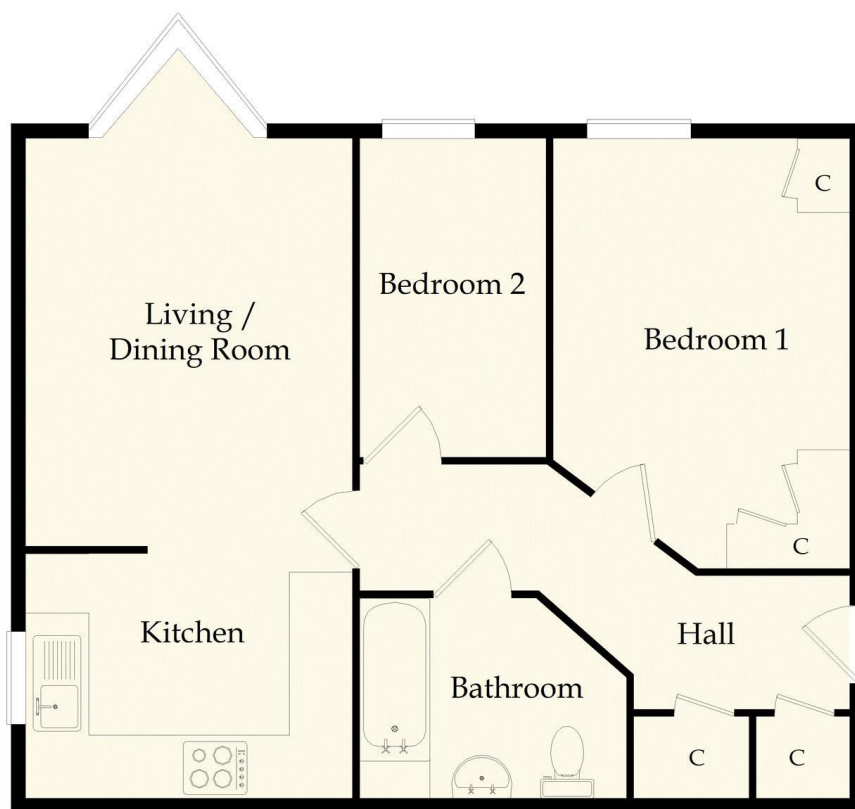
MHA Administration Fee

There is an administration fee due to Methodist Homes (MHA) of 0.75% of the sale price, payable by the seller on completion of any sale of the property.

Energy Performance Certificate

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 83 B | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Floor Plan



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