

6 Cwrt Jubilee

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



A ground floor one bedroom retirement flat in this popular town centre development with house manager. This particular flat is located at the south end of the building and has a private patio and direct access to the communal gardens. Accommodation comprises an hallway with large built-in cupboard, living / dining room, kitchen, double bedroom and shower room. Sold with no onward chain. EPC: D.

**David
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£125,000

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Accommodation

Entrance Hall

Fitted carpet. Large built-in cupboard with hot water cylinder. Doors to the living room, bedroom and bathroom. Door entry phone. Coved ceiling.

Living Room 10' 9" max x 23' 5" max (3.27m max x 7.13m max)

A spacious living room with dining space that opens through two uPVC double glazed doors onto the private patio and communal gardens. Fitted carpet. Feature fireplace with fitted electric fire. Coved ceiling. Emergency pull cord. Power and TV points. Glazed panel doors into the kitchen.

Kitchen 7' 8" max x 6' 7" approx (2.33m max x 2m approx)

Fitted kitchen comprising wall units, base units and stone effect laminate work surfaces. Integrated electric oven and four zone electric hob with extractor hood over. Single bowl stainless steel sink with drainer. Recesses for under counter fridge and freezer. Part tiled walls. Wall mounted electric fan heater. Power points. uPVC double glazed window, looking south out to the communal garden.

Bedroom 9' 1" max x 17' 3" max (2.78m max x 5.25m max)

Another spacious room, this time a double bedroom with fitted wardrobes to one end and a uPVC double glazed window to the other. Fitted carpet. Coved ceiling. Emergency pull cord. Power points. Wall mounted electric heater.

Bathroom 5' 6" x 6' 10" (1.68m x 2.09m)

An upgraded bathroom with suite comprising a shower cubicle with electric shower, WC and wash hand basin with storage below. Vinyl floor. Extractor fan. Coved ceiling. Wall mounted fan heater.

Communal Facilities

This popular development benefits from communal facilities including a spacious and very well used communal lounge that opens onto well landscaped gardens and patio area. There is also a laundry room and guest suite. Outside, there is unallocated car parking accessed from Plymouth Road. The development also has a resident house manager along with each flat having access to a 24 hour care line.

Additional Information

Tenure

We are informed that the property is Leasehold, with 125 years to run from 1st September 2002.

Council Tax Band

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

Service Charge

We have been informed by the vendor that the current service charge (from April 2024) is £3294.56 annually.

Ground Rent

We have been informed that the Ground Rent / Estate Management charge is £350.00 per annum.

Sinking Fund

We have been informed by the vendor that upon completion of a sale, the seller is liable to pay 1% of the sale price into the sinking fund for Cwrt Jubilee.

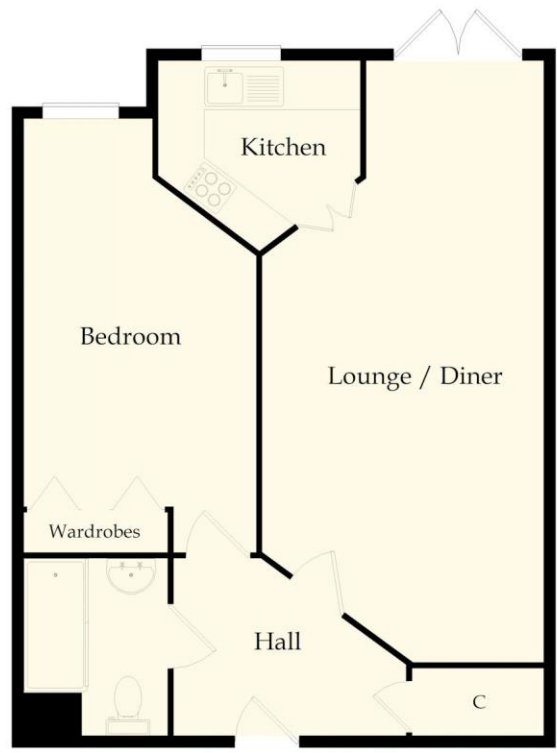
Approximate Gross Internal Area

505 sq ft / 47 sq m.

Energy Performance Certificate

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

Floor Plan



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