

Flat 5, 23 Victoria Square

Penarth, Vale of Glamorgan, CF64 3EL



A spacious and stylish top floor flat in this imposing, converted period property overlooking the tree lined Victoria Square and All Saints Church grounds just a short walk from Penarth town centre. Comprising of 1184 sq ft / 110 sq m of well proportioned living space including a living room, study and kitchen, three double bedrooms and two bathrooms. The property benefits from a south facing balcony accessed from the main bedroom, communal gardens and an allocated parking space. Viewing is advised in order to appreciate the size and quality of the accommodation. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£359,950

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Accommodation

Hallway

Wooden door from the communal staircase. Fitted carpet. Wooden double glazed windows to both sides. Central heating radiator. Doors to two bedrooms on the entry level with steps up the front of the property and the kitchen, living space and main bedroom and bathroom. Hatch to loft spaces. Doors entry phone. Built-in cupboard over the stairs.

Sitting Room *16' 2" into recess x 17' 5" (4.92m into recess x 5.3m)*

A well-proportioned living room with dining space and original wooden sash windows to the front overlooking Victoria Square and the Church grounds. Central heating radiator. Wood effect laminate flooring. Open to the kitchen. Power points and TV point.

Kitchen *12' 6" x 13' 11" plus study area (3.81m x 4.25m plus study area)*

Accessed from the hallway through a study area which provides very useful additional space with added built-in cupboards. Tiled floor throughout. Fitted kitchen comprising wall units and base units with shaker style hand painted doors and wooden work surfaces. Integrated appliances including an electric oven, four zone electric hob, extractor hood and dishwasher. Plumbing for washing machine. Recess for fridge freezer. Twin bowl ceramic sink with mixer tap. Cupboard with gas combination boiler. Part tiled walls. Breakfast bar next to original wooden sash windows (with secondary glazing) which overlook Victoria Square to the front. Central heating radiator. Power points.

Bedroom 1 *16' 7" max x 10' 5" (5.06m max x 3.17m)*

Dual aspect double bedroom with uPVC double glazed sash window to the side and uPVC double glazed doors to the rear onto the balcony with southerly views. Central heating radiator. Wood effect laminate floor. Power points.

Shower Room *8' 8" x 5' 7" (2.64m x 1.71m)*

A fully tiled shower room with suite comprising a walk-in shower, WC and wash hand basin with storage below. Heated towel rail. Extractor fan. Fitted cabinet with mirrored door.

Bedroom 2 *12' 5" x 11' 1" (3.79m x 3.38m)*

Double bedroom with uPVC double glazed sash window to the rear. Fitted carpet. Central heating radiator. Power points. Door to the en-suite.

En-Suite *12' 4" x 4' 11" (3.76m x 1.5m)*

A fully tiled shower room with suite comprising a large shower cubicle with mixer shower, WC and wash hand basin. Coved ceiling. Recessed lights. Extractor fan. Fitted cabinet with mirrored doors and lights. Built-in cupboard with fitted shelving. Heated towel rail.

Bedroom 3 *12' 1" plus fitted wardrobes x 9' 6" (3.68m plus fitted wardrobes x 2.9m)*

Double bedroom once again with uPVC double glazed sash window to the rear. Extensive fitted wardrobes. Fitted carpet. Central heating radiator. Power points.

Outside

Communal Gardens

The property benefits from attractive communal gardens to the front and rear.

Additional Information

Tenure

We have been informed by the vendor that the property is held on a leasehold basis, with 125 years to run from 1st January 1996.

Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £2,893.28 for the year 2024/25.

Service Charge

We have been informed by the vendors that the service charge is currently £2108 per annum.

Ground Rent

We have been informed by the vendor that the ground rent is currently £50 per annum.

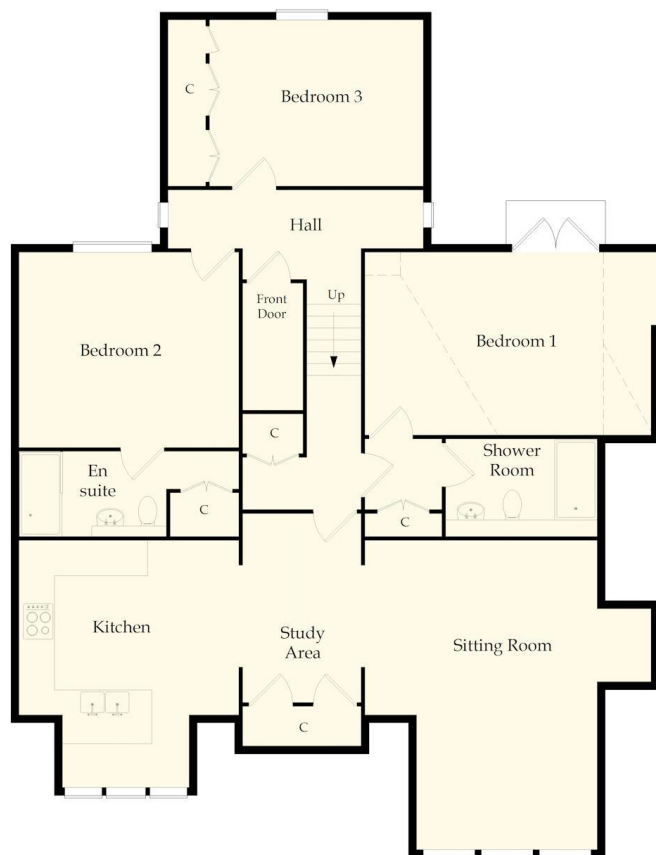
Approximate Gross Internal Area

1184 sq ft / 110 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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