

3 Salisbury Court

Penarth, The Vale Of Glamorgan, CF64 3JZ



A first floor flat in a popular location, being within the Victoria & Stanwell School catchment area, available immediately on a partly furnished basis (dining table & chairs, sofa, cooker, fridge, freezer, washing machine, bed). The property comprises lounge with dining space, open to kitchen, two bedrooms and a bathroom. The location is within one mile of Penarth Station and town centre. There is an off road parking space to the front of the property. No pets. EPC: B.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£900 PCM

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

Hall

Wood block flooring. Built in storage cupboard.

Lounge

Fitted carpet. uPVC double glazed window to the front and a door to the kitchen. Television and power points. Central heating radiator. Space for lounge and dining furniture. Dining table and chairs.

Kitchen

Fitted kitchen with wall and base units along with laminate work surfaces. Gas cooker with oven, grill and four burner gas hob. Fridge. Freezer. Single bowl stainless steel sink with drainer. Washing machine. uPVC double glazed window to the front. Wall mounted gas central heating boiler. Part tiled walls. Power points. Vinyl flooring.

Bedroom 1

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

Bedroom 2

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

Bathroom

New vinyl floor. Panelled bath with fitted glass screen and mixer shower. WC. Wash hand basin with storage unit. uPVC double glazed window. Part tiled walls.

Outside

There is an unallocated off road parking area.

Additional Information

Furnishing Status

The property is available on a part furnished basis, to include dining table and chairs, sofa, gas cooker, fridge, freezer, washing machine, double bed with mattress.

Availability

The property will be available immediately pending a successful application.

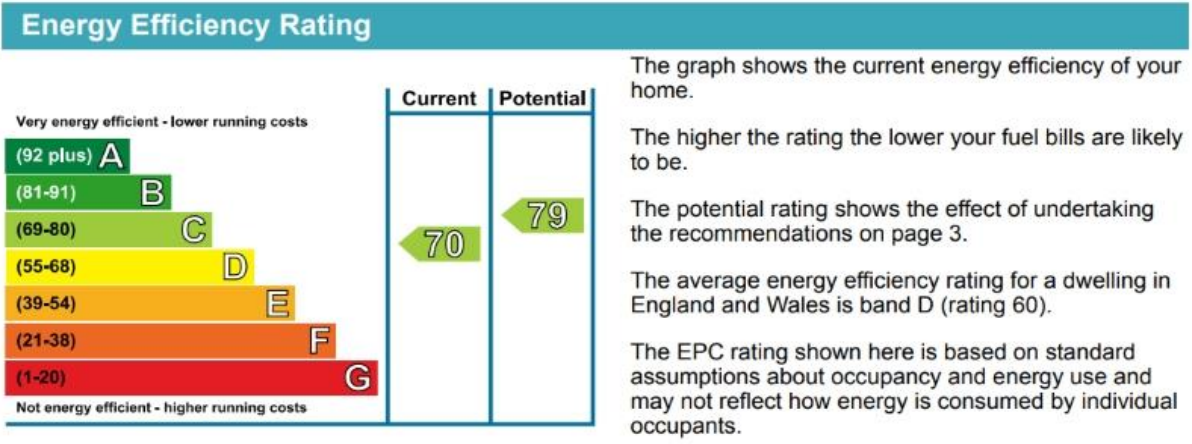
Council Tax Band

The Council Tax Band for this property is C, which equates to a charge of £1,780.48 for the year 2024/25.

Fees

For all tenancies, we require rent paid one month in advance. Prior to the commencement of any tenancy, tenants must pay, in cleared funds, the first months rent unless otherwise agreed. A further payment of one months rent plus £100 is also due as a security deposit, this payment will be held in the Government backed TDS scheme. Details of the Tenancy Deposit Scheme can be found at their website, www.tenancydepositscheme.com/. David Baker & Company is a member of The Property Ombudsman. David Baker & Company is a member of a Client Money Protection scheme operated by Client Money Protect (CMP).

Energy Performance Certificate



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

