

# 10 Penarth House

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



A second floor one bedroom retirement flat, in this centrally located block of close to the town centre, bus stop and train station. Situated on the southern side of the building and with a living space and bedroom with plenty of natural light, along with an upgraded bathroom. Being sold with no onward chain. EPC: C.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£110,000**

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## **Accommodation**

### **Entrance Hall**

Fitted carpet. Large built-in cupboard. Central heating radiator. Power point. Door entry phone. Doors to the bathroom, bedroom and living room.

### **Living Room 16' 2" x 9' 10" (4.92m x 2.99m)**

A light and airy living room with south facing window and bay window. Fitted carpet. Central heating radiators. Power points and TV point. Coved ceiling. Open to the kitchen. Emergency pull cord.

### **Kitchen 9' 4" x 8' 6" (2.84m x 2.59m)**

Vinyl tiled floor. Fitted kitchen comprising wall units and base units with laminate work surfaces. Recess for cooker and fridge freezer. Space and plumbing for washing machine. Single bowl stainless steel sink with drainer. Double glazed window to the side. Wall mounted gas combination boiler. Power points. Coved ceiling. Emergency pull cord.

### **Bedroom 9' 10" x 13' 7" (2.99m x 4.14m)**

A double bedroom, once again with dunny south facing double glazed window to the rear. Fitted carpet. Central heating radiator. Power points. Emergency pull cord.

### **Bathroom 9' 6" x 6' 2" (2.89m x 1.88m)**

An upgraded bathroom with suite comprising a large walk-in shower with mixer shower, WC and wash hand basin with storage below. Heated towel rail. Part plastic clad walls. Shaver point. Double glazed window to the side. 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**

The property is held on a leasehold basis (CYM99572), with 125 years to run from 6 September 2002 (103 years remaining).

### **Service Charge**

We are informed that the current service charge is £313.75 per month from April 2024. 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 2024/25.

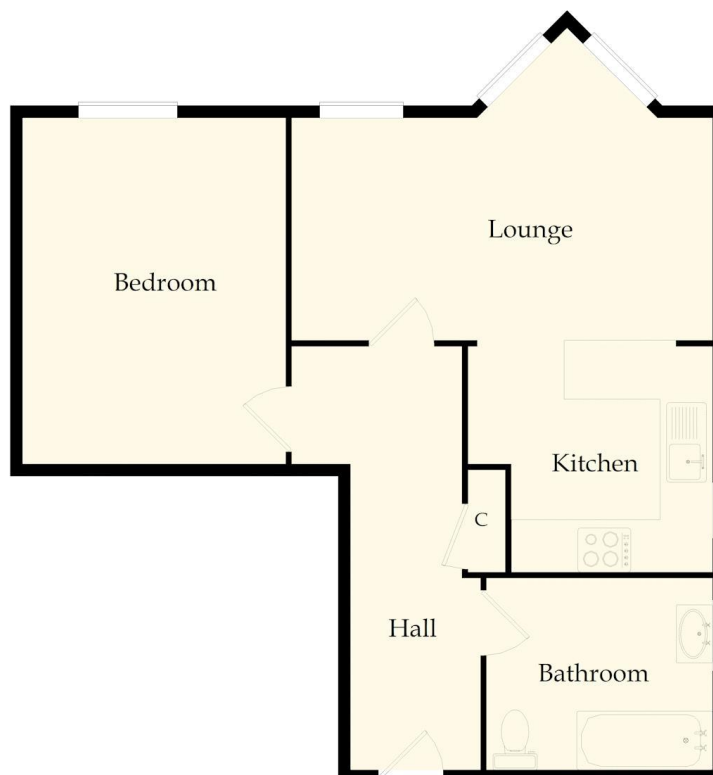
### **Approximate Gross Internal Area**

505 sq ft / 47 sq m.

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Floor Plan



This drawing is for illustrative purposes only (not to scale)  
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