

# 16 Gainsborough Court

Cogan, Vale of Glamorgan, CF64 2LJ



A well-presented and spacious two bedroom first floor flat in this popular location close to shops, sports centre, Cogan and Dingle train stations and giving convenient access both into Penarth and out towards Cardiff and the M4. The flat comprises an entrance hall with built in cupboard, lounge, kitchen, two double bedrooms and a bathroom. It is ideal for first time buyers and investors alike. The property is sold as leasehold but there is a share of the freehold. No onward chain. EPC: D.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£167,000**

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## **Accommodation**

### **Entrance Hall**

Built in cupboard. Tiled floor. Timber doors to all rooms including cupboard.

### **Lounge** 11' 3" x 15' 11" (3.44m x 4.84m)

A spacious reception room to the front of the property. uPVC double glazed window. Wood effect laminate flooring. Power and television points. Electric heater.

### **Kitchen** 6' 9" x 11' 1" (2.06m x 3.37m)

Fitted kitchen with wall units, base units and laminate work surfaces. Tiled floor and part tiled walls. Integrated electric oven and four zone ceramic hob. Single bowl stainless steel sink with drainer. uPVC double glazed window to the rear with fitted roller blind. Extractor fan. Power points.

### **Bedroom 1** 11' 3" x 14' 0" (3.43m x 4.27m)

Double bedroom to the rear with fitted carpet, uPVC double glazed window, power points and an electric heater.

### **Bedroom 2** 8' 6" x 12' 6" (2.59m x 3.81m)

Double bedroom to the front of the property with fitted carpet, uPVC double glazed window to the front, power points, and electric heater.

### **Bathroom** 4' 11" x 10' 10" into doorway (1.5m x 3.3m into doorway)

Suite comprising panelled bath with glass screen and electric shower, WC and wash hand basin. Tiled floor and walls. uPVC double glazed window to the side.

## **Additional Information**

### **Tenure**

The property is held on a leasehold basis (CYM668769) with 150 years to run from September 1972 (98 years remaining), with a share of the freehold.

### **Service Charge & Ground Rent**

We have been informed by the seller that the service charge is currently £40 per month, which equates to £480 per annum.

### **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.

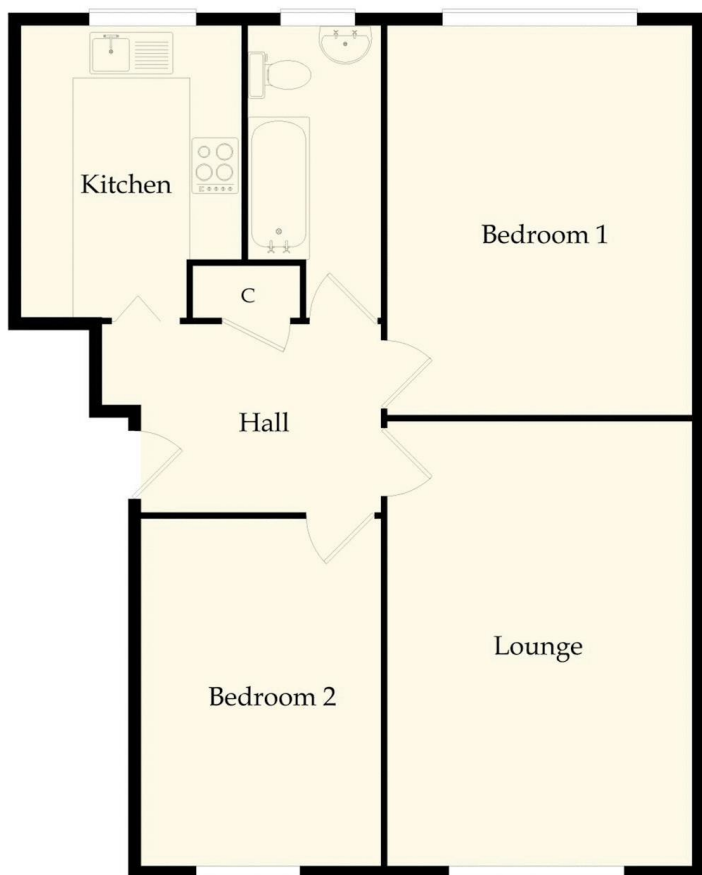
### **Approximate Gross Internal Area**

656 sq ft / 61 sq m.

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 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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