

5 Highfields, Bradford Place

Penarth, Vale of Glamorgan, CF64 1AF



A spacious first floor two bedroom flat with balcony exceptional views across the Bristol Channel. Located in a small, private development close to Penarth town centre, the property also benefits from use of the lawned communal garden as well as having its own garage and parking space. Accommodation comprises a ground floor porch, landing, living / dining room, kitchen, two double bedrooms and a bathroom. Long lease and share of freehold. Sold with no onward chain. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£440,000

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Accommodation

Ground Floor

Porch

Double glazed front door and side panel. Fitted carpet. Stairs leading up to the first floor.

First Floor

Entrance Hall

A spacious landing with coat cupboard and walk-in airing cupboard that houses the gas boiler and hot water cylinder. Trap door to roof space. Doors to all rooms. Coved ceiling. Central heating radiator.

Living / Dining Room *21' 11" maximum x 16' 11" maximum (6.69m maximum x 5.16m maximum)*

A well-proportioned living room with excellent views across the Bristol Channel over the communal garden. uPVC double glazed windows and sliding patio doors leading out to a balcony. Glazed panelled door from the hall. Fitted carpet. Power points. Coved ceiling. Central heating radiator. Fireplace with electric fire. Serving hatch to kitchen.

Kitchen *8' 2" x 9' 11" (2.5m x 3.02m)*

Fitted kitchen accessed from the living room and comprising a range of wall cupboards and base units with formica worktops. Single bowl stainless steel sink with drainer. Integrated appliances including a double oven, four zone halogen hob, dishwasher and extractor hood. Plumbing for washing machine. Coved ceiling. Power points. Part tiled walls. Phone point. Wine rack.

Bedroom 1 *10' 0" x 16' 8" (3.05m x 5.08m)*

Main double bedroom, with uPVC double glazed window to the front and extensive fitted bedroom storage. Fitted carpet. Central heating radiator. Power points. Vanity unit with wash hand basin and cupboard with a mirror above and light. Coved ceiling.

Bedroom 2 *11' 8" x 12' 11" into doorway (3.56m x 3.94m into doorway)*

The second double bedroom, once again with uPVC double glazed window to the front. Central heating radiator. Power points. Coved ceiling. Fitted carpet. Built-in wardrobes.

Bathroom *10' 0" x 7' 8" (3.05m x 2.33m)*

Bathroom suite comprising a panelled bath with shower and screen, wash hand basin with vanity unit and a WC. Fitted wall mirror and light. Part tiled walls. Extractor fan. Central heating radiator. Recess with fitted shelving.

Outside

Balcony

The property has a balcony accessed from the lounge and overlooking the communal gardens and Bristol Channel.

Communal Grounds

This flat shares attractively laid out communal gardens, laid to lawn, with views out across the Bristol Channel.

Garage and Parking *8' 6" x 17' 7" (2.59m x 5.36m)*

Garage with parking space in front. Up and over garage door. Electric light and power point.

Additional Information

Tenure

The property is held on a leasehold basis (CYM638862) with 999 years from and including 2 July 2014 (989 years remaining). There is also a share of the freehold (WA140665).

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 vendors that the Service Charge is approximately £1050 per annum. There is also a peppercorn ground rent.

Approximate Gross Internal Area

882 sq ft / 82 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan

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