

# 47 Homeside House Bradford Place

Penarth, Vale of Glamorgan, CF64 1NR



A top floor retirement flat, sold with no onward chain and with a pleasant, light dual aspect living room with windows to two sides looking onto Bradford Place. The property requires some upgrading throughout but has good potential and such work would mean that kitchen, bathroom, floor coverings and decoration would be complete to ones own taste. Accommodation comprises the entrance hall, living room, kitchen, bedroom and bathroom. EPC: C.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£100,000**

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## **Accommodation**

### **Entrance Hall**

Built-in cupboard with fitted shelving and hot water cylinder. Sliding door to the bathroom and doors and the living room and bedroom.

### **Living / Dining Room** 10' 7" x 17' 8" (3.23m x 5.39m)

Dual aspect living room with uPVC double glazed windows to the front and side onto Bradford Place. Wall mounted electric heater. Wooden fire surround and marble hearth. Power points and TV point. Coved ceiling. Open to the kitchen. Emergency pull cord. Door entry phone.

### **Kitchen** 7' 4" x 5' 5" (2.24m x 1.64m)

Fitted kitchen comprising wall units and base units with black granite effect laminate work surfaces. Integrated appliances including an electric oven and four zone electric hob. Recess for counter level fridge and freezer. Single bowl stainless steel sink with drainer. Part tiled walls. uPVC double glazed window. Coved ceiling. Extractor fan. Strip light.

### **Bedroom** 8' 9" x 12' 2" (2.67m x 3.7m)

Double bedroom with uPVC double glazed window to the front onto Bradford Place and built-in wardrobes with mirrored doors. Wall mounted electric heater. Power points. Coved ceiling. Emergency pull cord.

### **Bathroom** 5' 1" x 6' 9" (1.56m x 2.05m)

Vinyl floor. Walk-in shower with seat and electric shower, WC and wash hand basin with storage below. Tiled walls. Heated towel rail. Coved ceiling. Electric strip light and fitted mirror. Wall mounted electric heater.

### **Communal Facilities**

Homeside House has a number of communal facilities including landscaped gardens and patio area, laundry room, guest suite, large residents lounge with access out to the gardens. There is a resident house manager. Lift access to all floors.

## **Additional Information**

### **Tenure**

We have been informed by the vendor that the property is held on a leasehold (WA350236) basis, of 99 years from 1 September 1986 (61 remaining).

### **Service Charge**

We are informed by the vendor that the service charge for this flat is currently £1,303.46 half yearly in advance (£2606.92 total).

### **Ground Rent**

We have been informed by the vendor that the ground rent payable to Estates and Management is £221.94 half yearly in advance (£443.88 in total).

### **Sinking Fund**

Upon completion of the sale the vendor is liable to pay 1% of the sale price to the Homeside House sinking fund.

### **Council Tax**

The Council Tax band for this property is D, which equates to a charge of £1,874.20 for the year 2023/24.

### **Approximate Gross Internal Area**

441 sq ft / 41 sq m.

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Floor Plan



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