

1 Ditchling Court

Penarth, Vale of Glamorgan, CF64 3JU



A ground floor two bedroom flat, in an excellent location overlooking Penarth Windsor Lawn Tennis Club and around half a mile from Penarth town centre. The property requires some upgrading but has a relatively new bathroom (2022) and new fuse board (2023) and is sold with no onward chain. Comprises an entrance hall, living room, kitchen, bathroom and two bedrooms. There is also a garage in a nearby block and the property also benefits from its own garden area to the front. Viewing advised. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£325,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Entrance Hall

Original wood block flooring. Two built-in cupboards. Central heating radiator. Power points. Doors to the living room, bedrooms, bathroom and kitchen. uPVC double glazed front door.

Living Room 13' 10" x 17' 9" (4.21m x 5.41m)

A dual aspect sitting room with uPVC double glazed window to the front and another to the side that has a southerly aspect and overlooks Penarth Windsor Lawn Tennis Club. Brick fireplace with wooden surface above. TV and power points.

Kitchen 8' 0" x 14' 2" (2.44m x 4.31m)

Fitted kitchen comprising a range of wall units and base units with laminate work surfaces. Integrated four burner gas hob, electric oven and grill. Breakfast bar. Space for a fridge freezer. One and a half bowl stainless steel sink with drainer. Part tiled walls. Vinyl floor. Power points. uPVC double glazed window to rear.

Bedroom 1 13' 0" x 14' 6" (3.96m x 4.42m)

Fitted carpet. uPVC double glazed window to the rear. Fitted wardrobes with mirrored sliding doors. Power points. Central heating radiator.

Bedroom 2 9' 1" x 13' 10" (2.77m x 4.21m)

The second bedroom, with uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Power points.

Bathroom 5' 6" x 10' 8" (1.68m x 3.25m)

A modern shower room, totally refitted in 2022 to include plastering, new floor and a new suite that comprising a large shower room, WC and wash hand basin with storage below. Vinyl floor. Central heating radiator. uPVC double glazed window. Extractor fan.

Outside

Garden

The property benefits from a lawned front garden with mature planting throughout. This garden could be accessed from the living room with some minor adaption to the window in that room.

Garage

Up and over garage door.

Additional Information

Tenure

The property is held on a leasehold basis (WA572638) which has 99 years less 10 days to run from 1st May 1968 (43 years remaining). The lease is in the process of being extended.

Service Charge and Ground Rent

We have been informed by the vendor that there is currently no service charge, and the ground rent is £1 per annum.

Council Tax Band

The Council Tax Band for this property is E, which equates to £2,448.16 for the year 2024/25

Approximate Gross Internal Area

828 sq ft / 77 sq m.

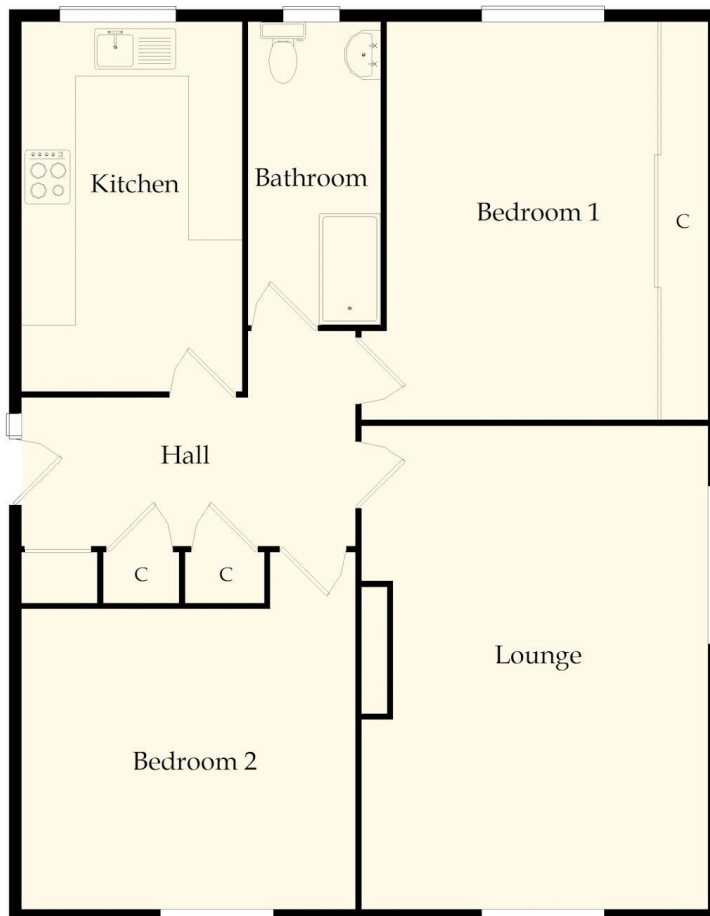
Utilities

The property is connected to main electricity, gas, water and sewerage.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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