

5 Arcot Street

Penarth, Vale of Glamorgan, CF64 1ES



An unfurnished two bedroom ground floor flat with two parking spaces and an enviable town centre location. Available immediately pending the successful completion of the application process, this property comprises an entrance hall, open plan living / dining / kitchen, two bedrooms and a bathroom. The two parking spaces are located to the rear and there is also a communal garden shared with the two flats above. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£1,150 PCM

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

Wood effect laminate flooring. Doors to all rooms. Two built-in cupboards.

Living / Dining Room / Kitchen

An open plan living / dining / kitchen space with uPVC double glazed window to the front and door to the rear. Wood effect laminate floor throughout. Power points and TV point. Central heating radiator. The kitchen area comprises fitted wall units and base units with shaker style doors and wood work surfaces. Integrated electric oven, five zone induction hob and dishwasher. Space for fridge freezer and plumbing for a washing machine.

Bedroom 1

A dual aspect double bedroom with uPVC double glazed windows to the front and side. Wood effect laminate flooring. Central heating radiator. Power and TV points.

Bedroom 2

Double bedroom to the rear with uPVC double glazed window to the side. Wood effect laminate flooring. Central heating radiator. Power points.

Bathroom

Tiled floor and part tiled walls. Suite comprising a panelled bath, walk-in rainfall shower, WC and wash hand basin. uPVC double glazed window. Extractor fan. Heated towel rail.

Outside

The property benefits from shared use of the communal garden and two allocated parking spaces.

Additional Information

Availability

The property is available immediately following the successful completion of the application process. There is an affordability threshold of £37,950 per annum in combined, gross earnings.

Furnishing Status

The property is available on a part furnished basis, to include one double bed and mattress, sofa and pouffe, two breakfast bar stools and two wardrobes.

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2,003.04 for the year 2023/24.

Our Fees

For all tenancies, we require rent paid one month in advance. Prior to the commencement of any tenancy, tenants must pay, in cleared funds, the first months rent unless otherwise agreed. A further payment of one months rent plus £100 is also due as a security deposit, this payment will be held in the Government backed TDS scheme. Details of the Tenancy Deposit Scheme can be found at their website, www.tenancydepositscheme.com/. David Baker & Company is a member of The Property Ombudsman. David Baker & Company is a member of a Client Money Protection scheme operated by Client Money Protect (CMP).

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











