

22 Richmond House Llwyn Passat

Penarth, Vale of Glamorgan, CF64 1SE



An upgraded, modern first floor one bedroom flat in this popular Penarth Marina development, being sold with no onward chain and offering ideal accommodation for singles and couples of all ages. The property comprises the entrance hall with two built-in cupboards, living / dining room, kitchen, bedroom and shower room. The property has one allocated parking space and is ideally located to take advantage of all local amenities including the Barrage and Pont-y-Werin footbridge and Penarth town centre. Convenient for commuting with easy access to the M4, train station and situated on a regular bus route. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£198,000

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Accommodation

Entrance Hall

Grey wood effect laminate flooring. Two built-in cupboards. Central heating radiator. Door entry phone. Doors to the living room, kitchen, bedroom and shower room.

Living / Dining Room 12' 10" x 16' 0" (3.92m x 4.88m)

Grey wood effect laminate flooring continued from the hallway. Two central heating radiators, both with covers. Two uPVC double glazed windows, both with fitted shutters. Power points and TV point. Coved ceiling.

Kitchen 9' 0" x 6' 11" (2.75m x 2.12m)

A refitted kitchen with tiled floor and part tiled walls. Comprising wall units and base units with shaker style grey doors and marble effect work surfaces. Integrated appliances including an electric oven and four burner gas hob (both AEG), an extractor hood over (Elica) and a counter level fridge and freezer. Plumbing for dishwasher and washing machine. uPVC double glazed window. Power points. uPVC double glazed window.

Bedroom 1 12' 11" max x 9' 8" max (3.94m max x 2.95m max)

Double bedroom with grey wood effect laminate iante flooring continued from the hall and living room. Fitted wardrobes with mirrored sliding doors. uPVC double glazed window with fitted shutters. Central heating radiator with cover. Power points.

Bathroom 5' 7" x 9' 8" (1.71m x 2.95m)

A refitted bathroom with suite comprising a large walk-in shower mixer shower, WC and wash hand basin with storage below. Tiled floor and fully tiled walls. Heated towel rail. Extractor fan.

Outside

The property benefits from one allocated parking space and a location that is ideal for access to a number of local amenities.

Additional Information

Tenure

The property is held on a leasehold basis (WA872607) with 125 years from 1 June 1997 (98 years remaining).

Service Charge

We have been informed by the vendor that the service charge is currently £1200 per annum.

Ground Rent

We have been informed by the vendor that the ground rent is £77.50 per annum.

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2,003.04 for the year 2024/25.

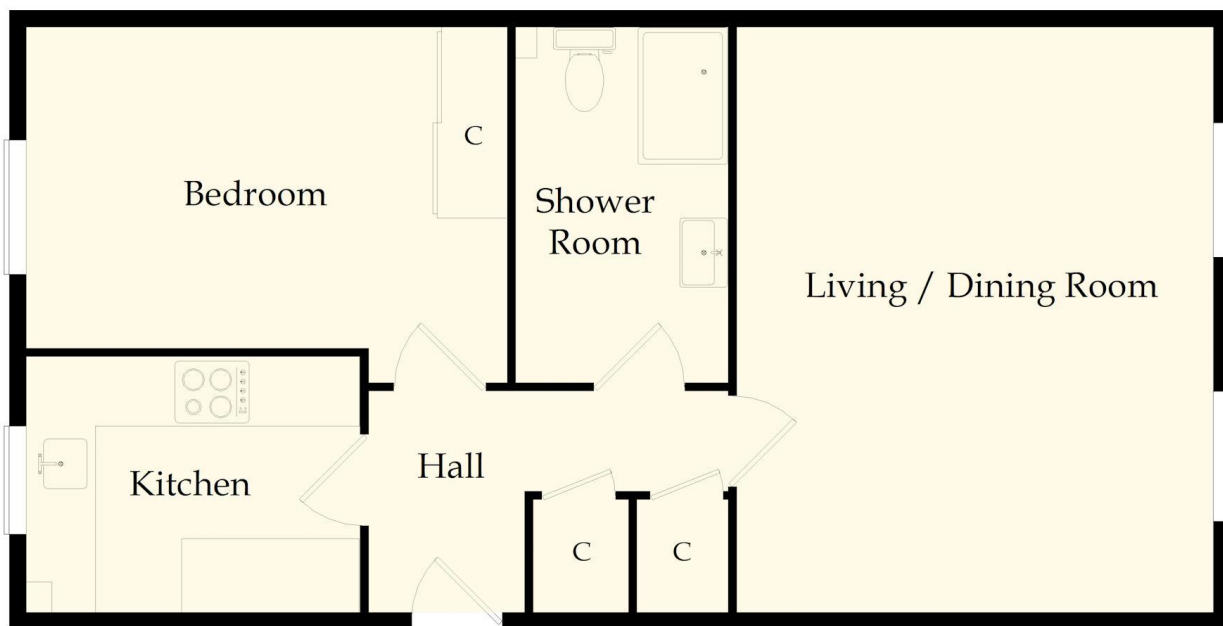
Approximate Gross Internal Area

505 sq ft / 47 sq m.

Energy Performance Certificate

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

Floor Plan



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