# 25 Westwood Court

Stanwell Road, Penarth, The Vale Of Glamorgan, CF64 2EZ









A purpose built second floor retirement flat offering ideal accommodation for a single person or a couple. It is situated within easy reach of shops, public transport, both bus and train services, and the town centre. The flat has double glazing and electric storage heaters, there is a lift to all floors, resident lounges and a guest suite. The block is set in pleasant communal gardens with off road parking. Sold with no onward chain. EPC: C.



£185,000

## **Accommodation**

#### **Entrance Hall**

Door entry phone. Electric storage radiator. Fitted carpet. Two useful storage cupboards, one with shelving. Airing cupboard containing the hot water tank. Coved ceiling. Telephone point.

#### **Lounge** 23′ 5″ x 10′ 0″ (7.13m x 3.05m)

Fitted carpet. Coved ceiling. uPVC double glazed bay window with fitted roller blind. Electric storage radiator. Power points. Two aerial points.

#### **Kitchen** 8' 7" x 6' 0" (2.61m x 1.83m)

A range of base units and formica worktops. Fitted wall cupboards. Single drainer stainless steel sink unit. Part tiled walls. Built-in four burner ceramic hob with extractor above and oven below. Power points. uPVC double glazed window with fitted roller blind. Plumbing for washer/dryer. Dimplex wall heater.

# **Bedroom 1** 11' 1" x 87' 0" (3.38m x 26.50m)

A range of built-in wardrobes along one wall. Fitted carpet. uPVC double glazed window. Power points. Coved ceiling. Telephone point.

# **Bedroom 2** 8' 6" x 6' 10" (2.59m x 2.08m)

uPVC double glazed window. Fitted carpet. Power points. Electric wall heater. Coved ceiling.

#### **Shower Room**

Modern suite in white comprising spacious shower cubicle, WC and pedestal wash hand basin. Three walls fully tiled. Extractor fan. Dimplex heater. Vinyl flooring. Fitted wall mirror. Two towel rails.

## **Outside**

There are pleasant landscaped communal gardens with seating areas. Off road parking but not allocated.

#### **Additional Information**

#### **Tenure**

We are informed by the seller that the property is Leasehold, 999 years from July 2017 with a share of the Freehold

#### **Council Tax Band**

We are informed that the Council Tax band for the property is D, which equates to a charge of £1,874.20 for the year 2023/24

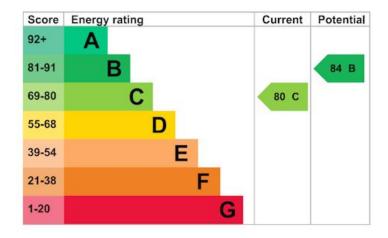
## **Maintenance Charge**

The maintenance charge is £105.00 per month, which includes Building Insurance and Water Rates.

## **Sinking Fund**

The property is subject to a Sinking Fund payment which is 1% of the final sale price, which is payable by the seller.

# **Energy Performance Certificate**



# **Floor Plan**



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