

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.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor
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£185,000

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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 8' 7" (3.38m x 2.65m)

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 80 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Floor Plan



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