

7 Ditchling Court

Penarth, Vale of Glamorgan, CF64 3JU



A spacious purpose built ground floor flat with extended lease, situated in a sought after location near to public transport, local shops, medical practices and the town centre is about a 15 minute walk away. The flat is in need of upgrading throughout but has excellent potential. There is a small garden to the front and a garage in a nearby block. Sold with no onward chain. Viewing advised. EPC: C.

**David
Baker & Co.**
Your local Estate Agent & Chartered Surveyor

£285,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
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Accommodation

Entrance Hall

uPVC double glazed front door. Central heating radiator. Three storage cupboards, one with gas and electric meters. Telephone point. Doors to all rooms.

Lounge 17' 9" x 13' 0" (5.41m x 3.96m)

A spacious main reception room with uPVC double glazed picture window to the front and a high level double glazed window to the side. Wood block floor with fitted carpet over. Power and TV points. Central heating radiator.

Kitchen 14' 2" x 7' 11" (4.31m x 2.41m)

Vinyl floor tiles. Fitted kitchen comprising wall units and base units with laminate work surfaces. Single bowl stainless steel sink with drainer. Cupboard with water meter. uPVC double glazed window to the rear. Cupboard with Baxi gas combination boiler. Power points. Central heating boiler. Space for a small table and chairs.

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

Most recently used as a dining room, this is a double bedroom with uPVC double glazed window to the rear. Fitted carpet over the original wood block floor. Central heating radiator. Power points.

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

Wood block floor. Power points. uPVC double glazed window to the front. Central heating radiator. Again, this bedroom is versatile and would be equally suited to being a home office or additional reception room.

Bathroom 10' 8" x 5' 5" (3.25m x 1.65m)

White suite comprising panelled bath with mixer shower, WC and pedestal wash hand basin. Half tiled walls. Mirrored cabinet. Central heating radiator. uPVC double glazed window. Linen cupboard.

Outside

There is a garage in a nearby block with up and over door. The property benefits from a small lawned garden to the front, with flower bed.

Additional Information

Tenure

We are informed that the tenure is leasehold, with an extended lease (CYM640243) running from 22nd December 2014 to 20 April 2157 (132 years remaining).

Ground Rent

We are informed that the ground rent is £1 per annum.

Council Tax Band

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

Approximate Gross Internal Area

807 sq ft / 75 sq m.

Utilities

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

Notice

David Baker & Company have a personal interest in this property.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan







