

53c Queens Road

Penarth, Vale of Glamorgan, CF64 1DL



A first (top) floor one bedroom flat with excellent views across Cardiff from the living room. Ideal for first time buyers, this property does need upgrading throughout but does offer excellent potential in a location that offers good access into Penarth town centre and down to Penarth Marina and Cardiff Bay Barrage. The property is also ideal for investors, has an extended lease with 120 years remaining and no onward chain. Viewing advised. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£135,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Hall

Built-in cupboard. Doors to the bedroom, living room, bathroom and kitchen.

Living Room 14' 4" maximum x 11' 11" (4.37m maximum x 3.64m)

uPVC double glazed window and door that give tremendous views over Cardiff and the Bristol Channel as well as providing access out onto the shared balcony and fire escape. Central heating radiator. Power points.

Kitchen 5' 7" x 7' 9" (1.69m x 2.36m)

Fitted kitchen comprising wall units and base units with laminate work surfaces. uPVC double glazed window to the front. Integrated electric oven, four burner gas hob and an extractor hood over. Plumbing for washing machine and a recess for a counter level fridge. Wall mounted gas combination boiler. Power points.

Bedroom 10' 0" maximum x 10' 9" (3.04m maximum x 3.28m)

Double bedroom with uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Power points.

Bathroom 4' 9" x 7' 9" (1.46m x 2.36m)

Suite comprising a panelled bath, WC and wash hand basin. Vinyl floor. Part tiled walls. uPVC double glazed window to the front.

Outside

The property has access to a shared balcony and fire escape to the rear of the building, from the living room.

Additional Information

Tenure

The property is held on a leasehold basis (CYM784045) with an extended term running from 1st August 2019 to August 2144 (120 years remaining).

Service Charge and Ground Rent

We have been informed by the vendor that the current service is £275 per annum. There is an additional charge of £158.27 for buildings insurance. The ground rent is £250 per annum.

Council Tax Band

The Council Tax band for this property is B, which equates to a charge of £1,557.92 for the year 2024/25.

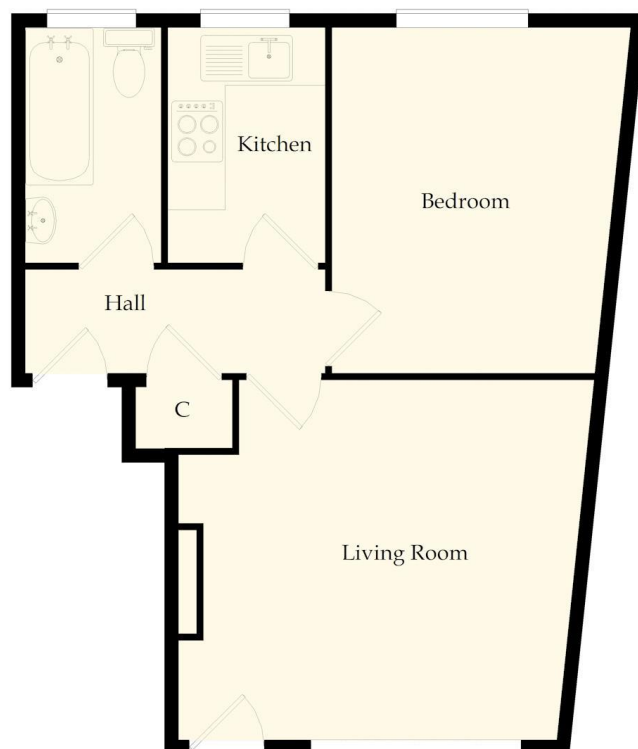
Approximate Gross Internal Area

376 sq ft / 35 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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