

# 12 Homeside House

Bradford Place, Penarth, Vale of Glamorgan, CF64 1NR



A ground floor one bedroom retirement flat in this very popular development, close to Penarth town centre and with a very attractive communal garden that has views over the Bristol Channel. The property comprises an entrance hall, living room, kitchen, bedroom and shower room, and benefits from opening onto its own patio area at the front of the building. There is a communal lounge, guest suite, on-site building manager and unallocated parking. Sold with no chain. EPC: C.

**David  
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Your local Estate Agent & Chartered Surveyor

**£125,000**

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## **Accommodation**

### **Entrance Hall**

Fitted carpet. Doors to the living room, bedroom and bathroom. Built-in cupboard with upgraded hot water cylinder and fitted shelving. Coved ceiling. Power points.

### **Lounge** 10' 7" x 18' 3" into bay (3.23m x 5.56m into bay)

Fitted carpet. uPVC double glazed bay window and door to the front with a woodland view and direct access onto the communal grounds. Power points and TV point. Wall mounted electric heater and a feature fireplace with electric fire. Coved ceiling. Two fitted wall lights. Open to the kitchen.

### **Kitchen** 7' 5" x 5' 5" (2.26m x 1.65m)

Vinyl floor. Fitted wall units and base units with laminate work surfaces. Integrated electric oven and four zone electric hob with extractor hood over. Recess for fridge. Single bowl stainless steel sink with drainer. Part tiled walls. Electric fan heater. Coved ceiling. Power points.

### **Bedroom** 7' 10" x 12' 1" (2.4m x 3.68m)

A double bedroom with uPVC double glazed window to the front and fitted wardrobes. Fitted carpet. Coved ceiling. Wall light. Emergency pull cord. Wall mounted electric heater. Power points.

### **Bathroom** 5' 5" x 6' 10" (1.64m x 2.08m)

Vinyl floor and tiled walls. Suite comprising a shower cubicle with electric shower, WC and wash hand basin with storage below. Fitted mirror and light. Extractor fan. Coved ceiling. Wall mounted electric fan heater.

## **Communal Facilities**

Homeside House has a number of communal facilities including landscaped gardens with tremendous views over the Bristol Channel and patio area, laundry room, guest suite, large residents lounge with access out to the gardens. There is a resident house manager. Lift access to all floors.

## **Additional Information**

### **Tenure**

The property is held on an extended leasehold basis with 159 years to run from 1 September 1986 (121 years remaining).

### **Service Charge**

We are informed by the vendor that the service charge for the property is currently £2,606.92 per annum.

### **Ground Rent**

We have been informed by the vendor that the ground rent payable to Estates and Management is £221.94 half yearly in advance (£443.88 total per annum).

### **Sinking Fund**

Upon completion of the sale the vendor is liable to pay 1% of the sale price to the Homeside House sinking fund.

### **Council Tax**

The Council Tax band for this property is C, which equates to a charge of £1,780.48 for the year 2024/25.

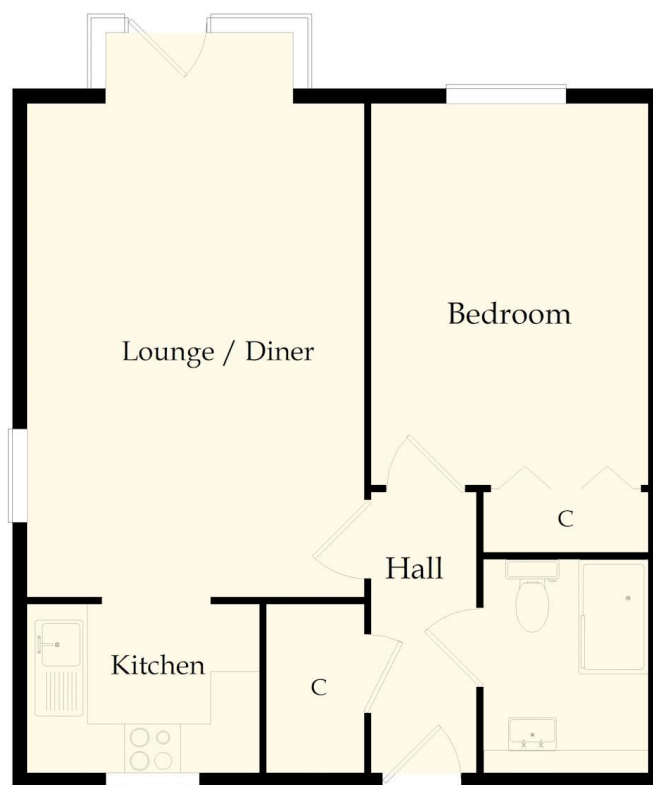
### **Approximate Gross Internal Area**

419 sq ft / 39 sq m.

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Floor Plan



This drawing is for illustrative purposes only (not to scale)  
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