

7 Lansdowne House

Plymouth Road, Penarth, Vale of Glamorgan, CF64 3DH



A spacious two bedroom second floor flat in a wonderfully central Penarth location close to many local amenities and within easy reach of the seafront. In a very attractive, Grade II listed Victorian property, the flat itself comprises an entrance hall with three different built-in cupboards, living / dining room, kitchen, two double bedrooms and the bathroom. The property benefits from use of a mature communal garden. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£225,000

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Accommodation

Hallway

Laminate flooring throughout. Power point. Door entry phone. Three built-in cupboards. Coved ceiling. Doors to all rooms. Central heating radiator.

Living Room *17' 5" into bay x 15' 2" into recess (5.31m into bay x 4.62m into recess)*

A spacious main living room with attractive original wooden sash windows to the rear which give elevated views over the communal gardens, Alexandra Park woodland and partial views of the Bristol Channel. Wood effect laminate flooring continued from the hall. Original wooden fire surround with fitted gas fire, marble hearth and back boiler. Central heating radiator. Power points and TV point. Original cornice.

Kitchen *18' 4" into bay x 6' 8" (5.58m into bay x 2.04m)*

Vinyl flooring. Original wooden bay window to the front with secondary glazing. Fitted kitchen comprising wall units and base units laminate work surfaces. Integrated appliances including an electric oven, four burner gas hob and extractor hood. Plumbing for washing machine and dishwasher. Space for fridge freezer. One and a half bowl stainless steel sink with drainer. Part tiled walls. Breakfast bar. Coved ceiling. Power points. Central heating radiator.

Bedroom 1 *15' 1" into bay x 8' 11" (4.59m into bay x 2.72m)*

Double bedroom with original wooden bay window to the front. Fitted carpet. Central heating radiator. Power points. Coved ceiling.

Bedroom 2 *15' 4" into bay x 8' 11" (4.68m into bay x 2.73m)*

The second front facing double bedroom. Fitted carpet. Central heating radiator. Power points. Original wooden window to the front.

Bathroom *7' 1" x 6' 8" (2.17m x 2.04m)*

Vinyl flooring. Suite comprising a panelled bath with electric shower, WC and wash hand basin with storage below. Coved ceiling. Heated towel rail. Extractor fan. Shaver point. Fitted cabinet with mirrored door.

Outside

Communal Garden

The property benefits from access to a shared communal garden laid to lawn and surrounded by very attractive mature trees.

Additional Information

Tenure

The property is held on a leasehold basis (CYM795277) with an extended lease that runs for 999 years from 1st November 2001 (976 remaining).

Service Charge

We have been informed that the service charge is £1863.70 per annum, with no ground rent. This charge includes the cleaning and maintenance of internal and external common areas as well as the garden, the buildings insurance and management fees but does not include water.

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2003.04 for the year 2024/25.

Approximate Gross Internal Area

796 sq ft / 74 sq m.

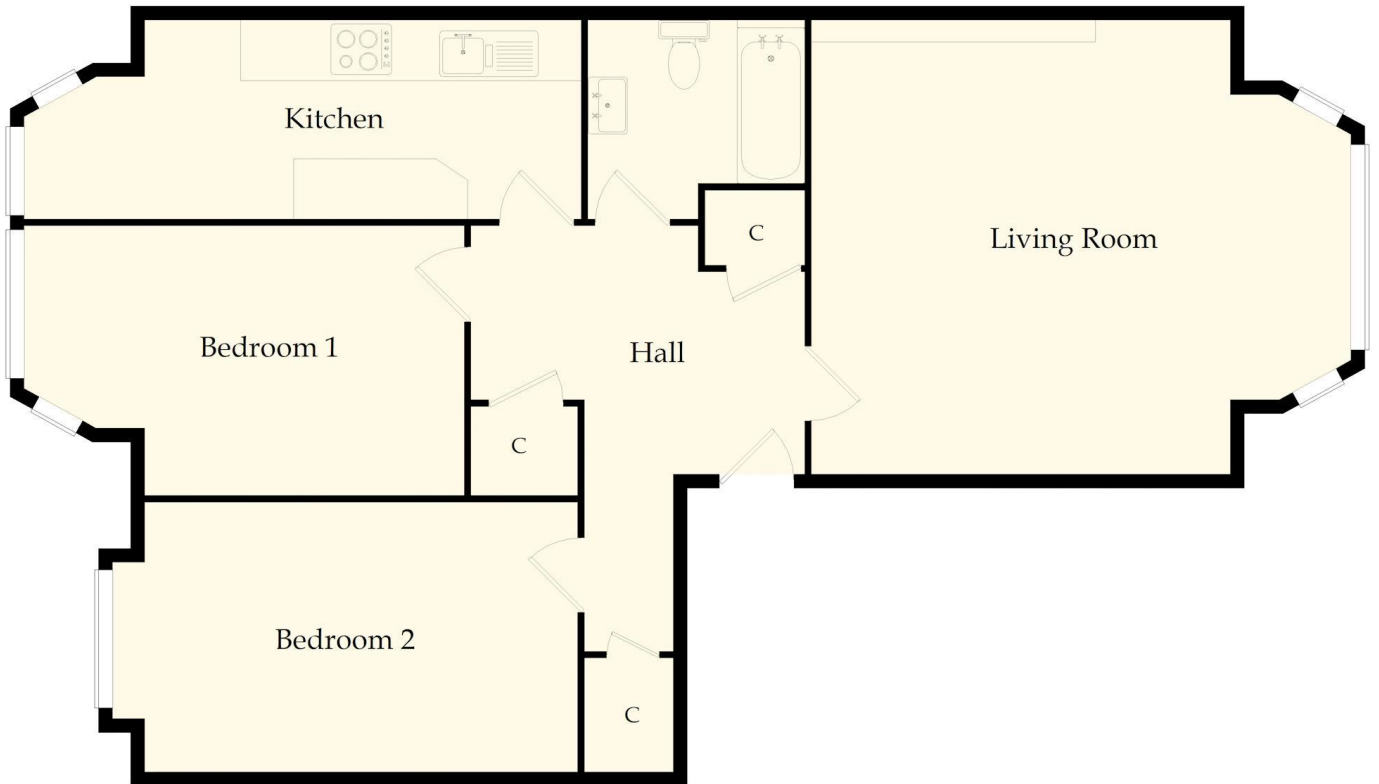
Utilities

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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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