

# 23 Courtlands, Park Road

Barry, Vale of Glamorgan, CF62 6NT



A ground floor two bedroom flat with a long lease and share of the freehold, set in a sizeable development with communal grounds and unallocated parking. Close to High Street and Park Crescent shops, Romilly and Porthkerry Country park. Within a mile of the Knap and Barry Island and around a mile and a half from the town centre. The property does require some upgrading but offers excellent potential and comprises a hall, living room, covered balcony area, kitchen, two bedrooms and a bathroom. The property benefits from a garage in a nearby block which has a new roof. Sold with no onward chain. EPC: C.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£165,000**

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## **Accommodation**

### **Entrance Hall**

Fitted carpet. Door entry phone. Built-in cupboard with hot water cylinder and fitted shelving. Power point. Doors to all rooms.

### **Living Room 17' 1" x 10' 11" (5.21m x 3.33m)**

A spacious living room with large uPVC double glazed window to the communal garden. Fitted carpet. Power points. TV point. Door to the covered balcony.

### **Covered Balcony 3' 3" x 14' 0" (1m x 4.26m)**

Fitted carpet and uPVC double glazed windows to one wall. Power points.

### **Kitchen 10' 2" x 7' 2" (3.09m x 2.18m)**

Fitted carpet. Kitchen comprising wall units and base units with laminate work surfaces. Space for a cooker. Single bowl stainless steel sink with drainer. Window into the covered balcony. Tiled walls. Power points.

### **Bedroom 1 11' 0" x 10' 11" (3.35m x 3.34m)**

Fitted carpet. Power points. uPVC double glazed window. TV point.

### **Bedroom 2 7' 9" plus wardrobe x 9' 9" (2.36m x 2.98m plus wardrobe)**

Fitted carpet. Built-in wardrobe. uPVC double glazed window to the front. Power points.

### **Bathroom 9' 1" x 6' 5" (2.76m x 1.95m)**

Fitted carpet and fully tiled walls. Suite comprising a panelled bath, WC and wash hand basin. Window to the covered balcony.

## **Outside**

### **Garage 6' 11" x 17' 1" (2.12m x 5.2m)**

A single garage in a nearby block, with up and over garage door.

### **Communal Gardens**

There are communal gardens on site, for the use of the residents.

### **Parking**

Unallocated parking spaces across the site.

## **Additional Information**

### **Tenure**

The property is held on a leasehold basis (CYM800031), with an extended term of 999 years from 29th December 2018 (993 years remaining) and a share of the freehold.

### **Council Tax Band**

The Council Tax band for this property is C, which equates to a charge of £1,757.08 for the year 2024/25.

### **Service Charge and Ground Rent**

We have been informed by the seller that the current service charge is £100 per calendar month, which covers communal area maintenance and buildings insurance. There is no ground rent payable.

### **Approximate Gross Internal Area**

654sq ft / 61sq m.

### **Notes**

The lease states that there are no pets allowed.

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	68 D
39-54	E		
21-38	F		
1-20	G		

### Floor Plan



For illustrative purposes  
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