

14 Cwrt Jubilee

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



A very well presented and improved one bedroom ground floor retirement flat, located on the westerly side of the building and with double doors from the living room that opens directly onto a patio area. The property is in good decorative order and has new carpets. It comprises the hall, living / dining room, kitchen, bedroom and bathroom. Cwrt Jubilee is a very popular retirement development with live-in house manager and a location ideal for access into the town centre. Sold with no onward chain. Viewing advised. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£120,000

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Accommodation

Hall 7' 8" max x 7' 0" max (2.34m max x 2.14m max)

New fitted carpet. Doors to the living room, bedroom and shower room. Large walk-in cupboard with fitted shelving and hot water cylinder. Coved ceiling. Door entry phone with emergency pull cord.

Living / Dining Room 10' 9" x 23' 4" max (3.28m x 7.12m max)

A spacious living and dining room with new carpet and uPVC double glazed doors opening out onto the private patio. Coved ceiling. Wall mounted electric heater and fireplace with electric fire. Power points and TV point. Emergency pull cord. Doors into the kitchen.

Kitchen 7' 7" x 8' 11" (2.31m x 2.72m)

Vinyl floor. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including an electric oven, four zone electric hob and extractor hood. Recess for counter level fridge freezer. Single bowl stainless steel sink with drainer. uPVC double glazed window to the rear. Coved ceiling. Power points. Part tiled walls. Wall mounted electric fan heater.

Bedroom 9' 2" x 15' 7" max (2.8m x 4.75m max)

Double bedroom with new carpets and fitted wardrobes with mirrored doors. Wall mounted electric heater. Power points. Emergency pull cord. Coved ceiling.

Shower Room 5' 8" x 7' 0" (1.72m x 2.13m)

An updated bathroom with suite comprising a shower cubicle with mixer shower, WC and wash hand basin with storage below. Tiled walls and a vinyl floor. Fitted storage. Coved ceiling. Extractor fan. Wall mounted fan heater. Fitted mirror and light with shaver point.

Outside

This flat benefits from a section of private patio accessed from the living room on the westerly side of the building. This patio continues into the communal gardens.

Communal Facilities

This popular development benefits from communal facilities including a spacious and very well used communal lounge that opens onto well landscaped gardens and patio area. There is also a laundry room and guest suite. Outside, there is unallocated car parking accessed from Plymouth Road. The development also has a resident house manager along with each flat having access to a 24 hour care line.

Additional Information

Tenure

We are informed by the vendor that the property is leasehold (CYM55432), with 125 years to run from June 2002 (102 years remaining).

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2,003.04 for the year 2024/25.

Service Charge

We have been informed by the seller that the current service charge is £3,294.50 per annum.

Ground Rent

We have been informed that the Ground Rent / Estate Management charge is £350.00 per annum.

Sinking Fund

We have been informed by the vendor that upon completion of a sale, the seller is liable to pay 1% of the sale price into the sinking fund for Cwrt Jubilee.

Utilities

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

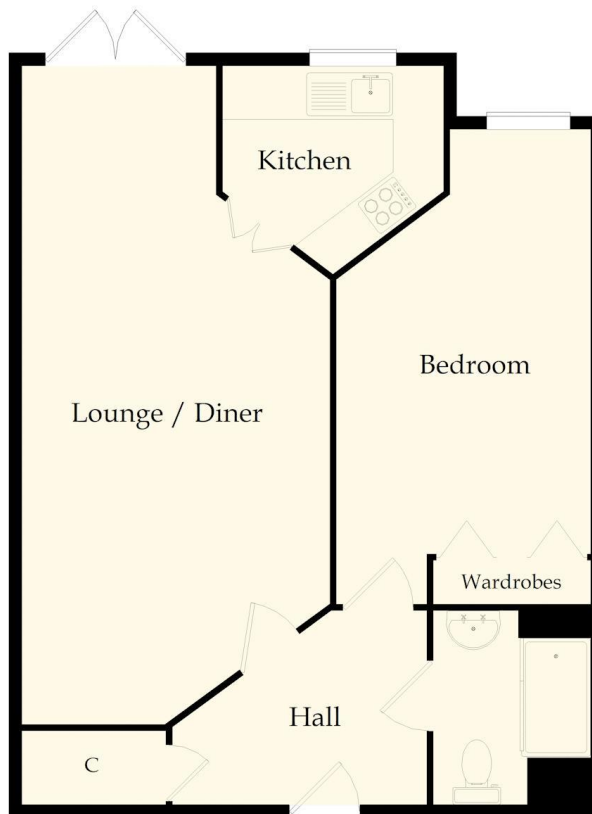
Approximate Gross Internal Area

495 sq ft / 46 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 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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