

# 12 Windsor Lofts

Penarth, Vale of Glamorgan, CF64 1JW



A fantastic two storey town centre flat, with a private entrance located in the Windsor Arcade and offering very convenient access to all that the town has to offer. In excellent condition throughout, the property comprises a porch on the ground floor with stairs that lead to the first floor landing. On the first floor is the open plan living / dining room, the kitchen and a cloakroom while there are then two bedrooms and the bathroom above. For sale with no onward chain. Viewing advised. EPC: E.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£225,000**

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## **Accommodation**

### **Ground Floor**

#### **Entrance Hall**

Wooden front door with glazed panel above. High level meter cupboards. Fitted door matt. Stairs to the first floor. Light.

### **First Floor**

#### **Landing**

Fitted carpet. Doors to the cloakroom and lounge with glass blocks above. Stairs to the first floor.

#### **Living / Dining Room** 19' 7" x 9' 6" (5.97m x 2.89m)

A wonderful open space, further open to the kitchen, with high ceilings and feature wooden windows. Laminate floor. Two period style central heating radiators. Power and television points.

#### **Kitchen** 9' 3" x 8' 4" (2.82m x 2.55m)

Tiled floor. Comprehensive fitted kitchen comprising a range of fitted wall and base units with Shaker style doors and wooden work surfaces. Wooden sash window with Venetian blind. Integrated appliances including a four burner gas hob, electric oven, extractor hood, dishwasher, washing machine and fridge freezer. Cupboard with gas central heating boiler. Tiled splash back and wooden upstands. Power points. Recessed lights.

#### **Cloakroom**

WC and wash hand basin.

### **Second Floor**

#### **Landing**

Fitted carpet. Doors to the bedrooms and bathroom with glass blocks above. Built in cupboard.

#### **Bedroom 1** 9' 2" x 12' 9" (2.8m x 3.89m)

Double bedroom with laminate flooring, attractive large wooden window, central heating radiator and power points.

#### **Bedroom 2** 9' 11" x 9' 6" (3.02m x 2.9m)

Double bedroom with fitted carpet, attractive large wooden window, central heating radiator and power points.

#### **Bathroom** 9' 1" x 5' 6" (2.77m x 1.68m)

Ceramic tiled floor. Suite comprising a panelled bath with mixer shower, WC and wash hand basin. Wooden sash window with fitted roller blind. Part tiled walls. Heated towel rail. Recessed lights.

## **Additional Information**

#### **Tenure**

We have been informed by the vendors that the property is held on a leasehold basis with 125 years to run from 2001 (101 remaining).

#### **Council Tax Band**

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

#### **Service Charge**

The seller has informed us that the current service charge is £1,746.56 per year.

### Ground Rent

The seller has informed us that the ground rent is currently £50 per year.

### Approximate Gross Internal Area

69 sq m / 742 sq ft.

### Utilities

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

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

### Floor Plan



First Floor



Second Floor

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

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