

Flat 2, 10 Royal Buildings

Penarth, Vale of Glamorgan, CF64 3ED



A spacious second floor two double bedroom flat, just off the town centre, just across the road from Penarth train station and close to two bus stops as well as being a short walk away from schools and nurseries. The property is part of a larger Victorian property and as such retains a number of original features such as cornicing, picture rails, fireplaces and beautiful sash windows. The accommodation comprises the hall, living / dining room, kitchen, the two bedrooms, a bathroom and a WC. Sold with no onward chain. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£235,000

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Accommodation

Hall

Oak flooring. Built-in cupboard with mirrored sliding doors. Original cornice. Doors to both bedrooms, bathroom, living room and open to the kitchen. Door entry console.

Lounge 15' 11" max x 16' 1" (4.86m max x 4.89m)

A spacious main reception room with two original wooden sash windows to the front, cornice, picture rails and fireplace with cast iron grate, wooden surround and tiled hearth. Power points and TV point. Central heating radiator with cover.

Kitchen 7' 1" x 9' 11" (2.15m x 3.03m)

Solid oak flooring continued from the hall. Fitted kitchen comprising base units with shaker style doors and wooden work surfaces and breakfast bar. Integrated appliances including an electric oven, four zone electric hob and an extractor hood. Single bowl stainless steel sink with drainer. Plumbing for washing machine. Wall mounted gas combination boiler. Central heating radiator. Power points. uPVC double glazed window to the rear. Open to the utility space.

Utility Space 4' 3" x 4' 5" (1.3m x 1.34m)

Solid oak floor. Fitted cupboards. Space for a fridge freezer. Power points. Door to the WC.

WC 3' 3" max x 5' 1" (1m max x 1.54m)

Solid oak flooring. WC and sink with storage below.

Bedroom 1 15' 3" max x 12' 2" (4.65m max x 3.7m)

A well-proportioned double bedroom with two original wooden sash windows to the front. Original fireplace with wooden surround, cast iron grate and tiled hearth. Original cornice. Central heating radiator with cover. Fitted carpet. Power points.

Bedroom 2 13' 10" max x 13' 8" (4.21m max x 4.16m)

The second large double bedroom, this time with uPVC double glazed window to the rear. Fitted carpet. Original fireplace with wooden surround, cast iron grate and tiled hearth. Central heating radiator. Power points.

Bathroom 4' 9" x 7' 5" (1.45m x 2.25m)

Fully tiled walls and floor. Paneled bath with mixer shower and glass screen. Sink with storage below. Original wooden sash window. Fitted mirror. Central heating radiator.

Additional Information

Tenure

The property is leasehold (CYM810471) with 999 years to run beginning on and including 1st November 2006 and ending on 31st October 3005 (981 years remaining). There is also a share of the freehold, with each flat owner in the building owning a one third share in the management company, Royal Buildings (Penarth) Management Company.

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.

Service Charge and Ground Rent

We have been informed by the seller that the service charge is currently £720 per year and there is no ground rent.

Approximate Gross Internal Area

815 sq ft / 75.7 sq m.

Utilities

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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan









