

23 Homeside House

Bradford Place, Penarth, Vale of Glamorgan, CF64 1NR



A ground floor (from the car park) one bedroom retirement flat in a very popular block, close to the town centre and with excellent views over the communal grounds to the Bristol Channel. The property comprises the hall, living room, kitchen, bedroom and bathroom. The living room has dual aspect with windows to the south and west sides of the building which make it lovely and light. The kitchen and bathroom have been upgraded. The development has live-in house managers, unallocated parking, spacious communal grounds with sea views and a large residents lounge. Viewing advised. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£135,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Hall

Fitted carpet. Coved ceiling. Walk-in airing cupboard with new hot water tank.

Living / Dining Room 10' 7" x 20' 3" into bay (3.23m x 6.17m into bay)

A spacious, dual aspect living room with uPVC double glazed windows to the front (south) and side (west) that overlook Bradford Place and the nearby woodland and to the Bristol Channel respectively. Fitted carpet. Door entry phone. Wall mounted electric storage heater. Two wall light points. Coved ceiling. Power, phone and TV points. Imitation fireplace with marble inset and hearth.

Kitchen 7' 6" x 5' 4" (2.28m x 1.63m)

A modern kitchen comprising wall units and base units with laminate work surfaces. uPVC double glazed window overlooking the Bristol Channel. Integrated three zone infra-red hob, extractor hood, electric oven and a fridge with freezer box. Single bowl stainless steel sink with drainer. Fully tiled walls. Coved ceiling. Power points. Coved ceiling. Tiled walls. Power points.

Bedroom 8' 9" x 14' 1" (2.67m x 4.28m)

Double bedroom with uPVC double glazed window giving views over woodland. Coved ceiling. Fitted carpet. Power points. Fitted wardrobes with mirror folding doors. Electric storage radiator. Two wall light points.

Bathroom 5' 5" x 6' 9" (1.65m x 2.07m)

Suite comprising a spacious shower cubicle with electric shower, vanity unit with wash hand basin and a WC. Fully tiled walls and floor. Heated towel rail. Coved ceiling. Fitted wall mirror. Extractor fan.

Outside

Grounds

The building is set in communal landscaped gardens laid to lawn and flowerbeds, with seating overlooking the Bristol Channel and with a walkway throughout that leads around the garden, both from and to the communal lounge. There is also pathway access around the side of the building to the car park.

Car Parking

Unallocated parking spaces for residents.

Additional Information

Tenure

We are informed that the property is leasehold (WA344156), with 99 years to run from 1st September 1986 (59 years remaining).

Ground Rent

We are informed that the ground rent is £249.68 per half year.

Service Charge

We are informed that the maintenance charge is £3,910.38 per annum. This includes car parking facilities, water rates, building maintenance, insurance and upkeep of the communal grounds.

Council Tax

We are informed that the Council Tax band for this property is D, which equates to a charge of £2,124.01 for the year 2025/2026.

Sinking Fund

On completion of a sale the seller is liable to pay 1% of the sale fee into the sinking fund of Homeside House.

Approximate Gross Internal Area

441 sq. ft. / 41m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











