



Flat 40 , Cwrt Jubilee

Plymouth Road, Penarth, CF64 3DQ



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£129,950 Leasehold

1 Bedroom : 1 Bathrooms : 1 Reception Rooms

Watts & Morgan are excited to market this spacious, second floor retirement apartment situated in the heart of Penarth Town Centre. Conveniently located to the local amenities and transport link. The development benefits from a twenty four hour care line system, a house manager, laundry room, lift access and a guest suite. Accommodation briefly comprises: Entrance hall, an open plan living/dining room, kitchen, bedroom with fitted wardrobes and a bathroom. Externally the property enjoys an unallocated parking area and beautifully maintained communal gardens. Leasehold. EPC Rating: 'TBC'.

Directions

- Penarth Town Centre 0.1 miles
 - Cardiff City Centre 3.8 miles
 - M4 (J33) 10.0 miles
-

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Summary of Accommodation

ACCOMMODATION

Entered via a solid door into a welcoming hallway which benefits from carpeted flooring, a loft hatch providing access to the loft space, a wall mounted alarm system and a large airing cupboard with fitted shelving.

The spacious living/dining room enjoys carpeted flooring, a central feature electric fireplace and a uPVC double glazed window to the rear elevation.

The kitchen has been fitted with a range of base and wall units with roll top laminate work surfaces. Integral appliances to remain include: an 'Electrolux' oven and a 4-ring electric hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from vinyl flooring, partially tiled splashbacks, a stainless steel bowl sink and a uPVC double glazed window to the rear elevation. Bedroom one is a spacious double bedroom which enjoys carpeted flooring, a fitted wardrobe with mirror folding doors and a uPVC double glazed window to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising: a panelled bath with a thermostatic shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from vinyl flooring, tiled walls and a wall mounted towel radiator.

GARDENS AND GROUNDS

The property enjoys beautifully landscaped communal gardens and an unallocated car parking area.

SERVICES AND TENURE

We have been reliably informed that the apartment is Leasehold - 125 years from 1st June 2002 (approx.102 years left).

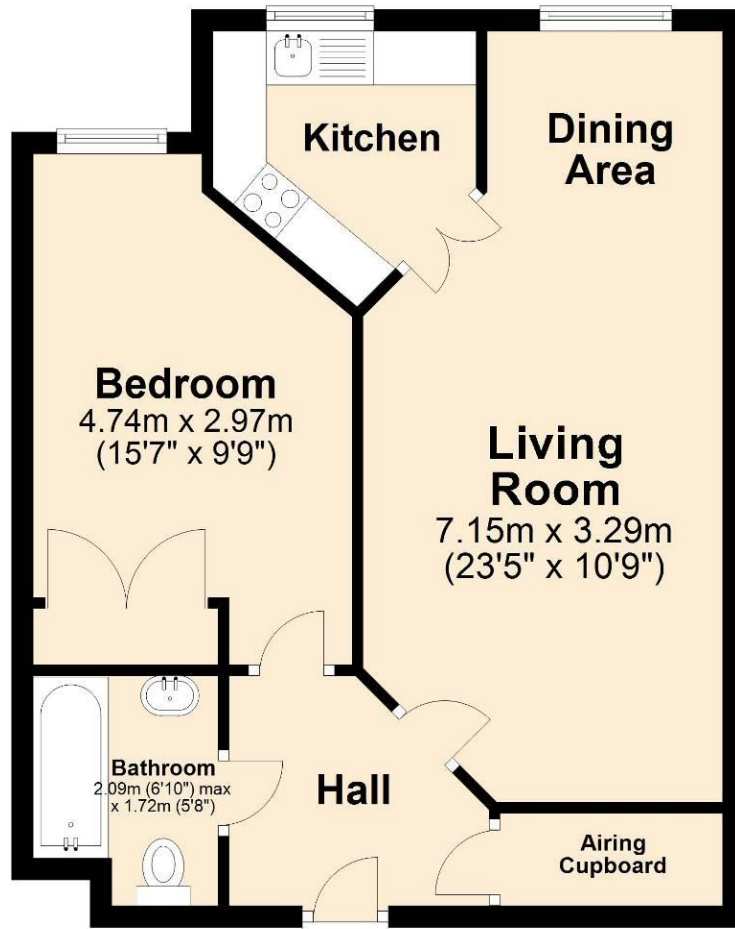
The service charge is £2565 per annum which includes building insurance and water rates.

The ground rent is £350 per annum.



Second Floor

Approx. 49.7 sq. metres (535.4 sq. feet)



Total area: approx. 49.7 sq. metres (535.4 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

AWAITING EPC GRAPH

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