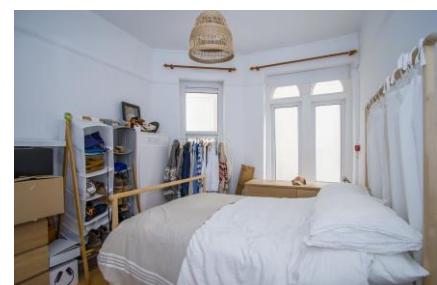


2a Washington House

Stanwell Road, Penarth, Vale of Glamorgan, CF64 2AE



A spacious and light one bedroom, first floor flat in this period converted house, available for rent from 9th February. Located in the town centre of Penarth, with easy reach to shops, bus and trains services. Comprising spacious lounge, double bedroom, kitchen and bathroom with a shower over the bath. Sorry no parking with this property. Unfurnished. EPC: D (59).

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

Monthly Rental Of £900

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

Accommodation

Lounge 17' 1" x 14' 8" (5.2m x 4.47m)

Large uPVC double glazed sash window to the front. Central heating radiator. Telephone point. Power points. Space for table & chairs. Fitted carpet.

Bedroom 14' 3" (max) x 10' 7" (4.35m x 3.23m)

uPVC double glazed window to the rear. Power points. Central heating radiator. Laminate floor covering. Cupboard containing combination boiler.

Kitchen 10' 4" x 6' 7" (3.15m x 2m)

uPVC double glazed window to rear. Fitted kitchen comprising wall and base units with laminate worktops. Stainless steel sink. Tiled splash and preparation area. Four burner gas hob with oven below and extractor fan above. Freestanding washing machine and fridge freezer. Power points. Tile effect laminate flooring.

Bathroom

Feature stained glass window to the rear. Bathroom suite comprising a panelled bath with shower and glass screen, a sink and a WC. Part tiled walls. Central heating radiator. Timber floor.

Additional Information

Availability

The property is available immediately pending the successful completion of the application process.

Furnishing Status

The property is available on an unfurnished basis, although does including the cooker, fridge freezer and washing machine.

Council Tax Band

The Council Tax band for this property is Band C, which equates to £1,888.01 for the year 2025/26.

Approximate Gross Internal Area

559 sq ft / 52 sq m.

Our Fees

For all tenancies, we require rent paid one month in advance. Prior to the commencement of any tenancy, tenants must pay, in cleared funds, the first months rent unless otherwise agreed. A further payment of one months rent plus £100 is also due as a security deposit, this payment will be held in the Government backed TDS scheme. Initial move-in monies can be paid online via BACS, with a debit or credit card via The Letting Partnership (on the phone), or in cash to David Baker & Company. Details of the Tenancy Deposit Scheme can be found on their site, www.tenancydepositscheme.com. A holding deposit equal to one weeks rent is payable to secure the property. David Baker & Company is a member of The Property Ombudsman. David Baker & Company is a member of a Client Money Protection scheme operated by Client Money Protect (CMP).

Utilities

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

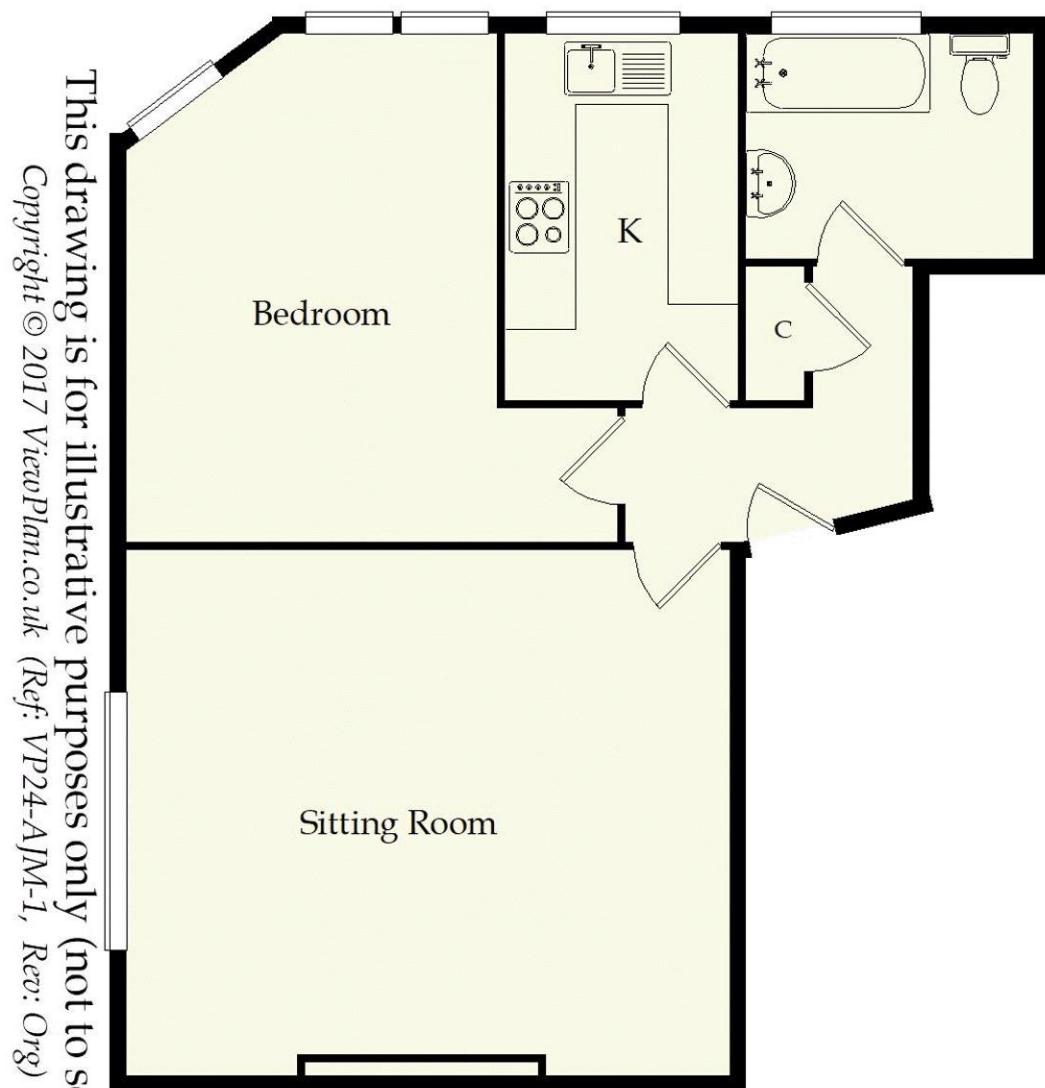
Affordability

To successfully complete the application process, applicants must be able to prove total annual income of £29,700.

Energy Performance Certificate



Floor Plan



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