34 De Clare Lodge, Westgate,

Cowbridge, CF71 7FR

Watts & Morgan

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Guide Price £389,950 Leasehold

1 Bedroom | 1 Bathroom | 1 Reception Room

An immaculately presented one bedroom apartment within this prestigious retirement development. Ideally situated just a short, level walk from Cowbridge High Street and its excellent range of shops, cafés and amenities.

Positioned on the second floor and served by both lift and stair access, the apartment enjoys delightful elevated views across the playing fields. The well-maintained accommodation includes; an entrance hall with large store, spacious lounge opening into a contemporary fitted kitchen with integrated appliances and marble tops. The generous double bedroom has a walk-in closet, and a modern shower room.

Residents benefit from beautifully maintained communal gardens with patio seating areas, together with resident parking. Offered to the market with no ongoing chain, this is an excellent opportunity to acquire a move-in ready retirement apartment in a highly sought-after location.

EPC Rating: B.

Directions

Cowbridge Town Centre – 0.2 miles

Cardiff City Centre – 16.0 miles

M4 Motorway – 11.0 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk

Summary of Accommodation

SITUATION

The Historic Market Town of Cowbridge is at the heart of the rural vale and is famous for its quality, individual shops, boutiques; restaurants, pubs and cafes; and is home to a centrally positioned Waitrose store. Further services include a health centre, leisure centre, various sporting clubs, public library and Old Hall Community Centre. There are also local primary and secondary schools within the town itself.

Access both east and west is via the A48, which by-passes the Town. The City of Cardiff which has the usual amenities of a Capital City lies some 13 miles to the east with a main line rail connection to London in around two hours. The M4 motorway lies to the north of Cowbridge and junctions 33, 34 and 35 service "The Vale". There are several golf courses within the area and the heritage coast with its cliff-top walks and sandy/stony beaches lies to the south and west.

ABOUT THE PROPERTY

Accessed via a secure residents' entrance with lift and staircase to the second floor, the apartment offers well-maintained accommodation throughout.

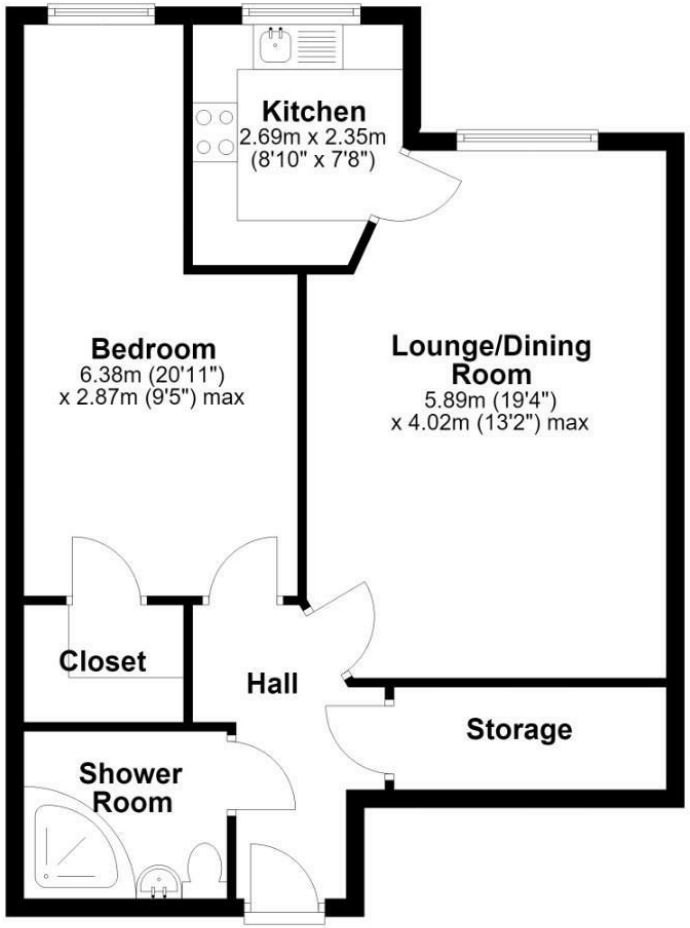
The entrance hall features a useful walk-in storage cupboard, with doors leading to all accommodation. The spacious lounge enjoys pleasant views over the playing fields and centres around an attractive electric fireplace with neutral stone-effect surround. A glazed door leads into the contemporary kitchen, fitted with a range of high gloss grey wall and base units complemented by solid marble worktops. Offering a range of integrated appliances to remain to include; undercounter fridge and freezer, double eye-level oven with grill and electric hob, plus a washer-dryer.

The generous double bedroom benefits from a walk-in closet with fitted shelving and hanging rails, while the modern shower room is appointed with a stylish white suite with wide corner shower, full-height wall tiling and non-slip flooring.

The development is surrounded by beautifully maintained communal gardens, creating a peaceful setting, and offers a welcoming community environment for independent retirement living.

Ground Floor

Approx. 60.9 sq. metres (656.0 sq. feet)



Total area: approx. 60.9 sq. metres (656.0 sq. feet)

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.

GARDENS AND GROUNDS

34 De Clare Lodge has access to the beautifully-manicured communal grounds to include paved areas with seating, and lawn with pretty planted borders. This area fronts the development for the use of all residents and their guests.

Along with a number of parking spaces for residents and visitors, available via a parking pass on a first-come, first-served basis.

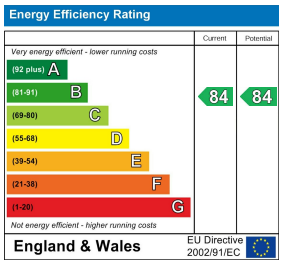
ADDITIONAL INFORMATION

De Clare Lodge, Cowbridge is a development of 37 quality apartments just off the high street of Cowbridge for independent retirement living, with an emphasis on a social and active lifestyle. The development has been carefully designed to make life easier, leaving you free to enjoy your retirement; as well as being ideally located for local shops and transport links.

Churchill Development uses the latest construction materials, fittings, for energy efficiency and low utility bills. A lift is provided to all floors, so using the stairs whilst carrying heavy shopping isn't a chore. Furthermore including a Lodge Manager, Camera entry system, 24 hour Careline support system and an Intruder alarm system making the development safe and secure at all times. A great deal of importance is placed on the communal areas, providing a welcome area for family and friends. Also with the added benefit of a payable Guest Suite to accommodate visiting family and friends.

Mains electric, water and sewerage service the property. Leasehold. 999 years from July 2019.

Ground rent £575 per annum. Service charge totals £3,982 per annum. Occupation restricted to those over the age of 55. Council Band C.



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