

18 Westwood Court

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



A second floor, one bedroom flat located in this popular retirement development in Penarth town centre within easy reach of a number of amenities including shops and cafes as well as bus stop and train station. The accommodation has been upgraded and maintained in very good condition, comprising the hall, living / dining room, kitchen, bedroom and bathroom. There is unallocated parking on site and very pleasantly landscaped communal grounds. The flat is held on a long lease and there is a share of the freehold. No chain. EPC: B.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£150,000

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Accommodation

Hall

Fitted carpet. Door entry phone with emergency pull cord. Two built-in cupboards, one with the hot water heater and both with fitted shelving. Wall mounted electric heater. Power point. Coved ceiling.

Living / Dining Room *10' 4" x 17' 6" into bay (3.14m x 5.34m into bay)*

A typically spacious living and dining room with uPVC double glazed bay window to one end that gives pleasant, elevated woodland views. Fitted carpet. Wooden fire surround with book shelving. Power points, phone and TV points. Coved ceiling. Door to the kitchen. Fitted Venetian blinds to the windows.

Kitchen *5' 10" x 8' 6" (1.79m x 2.59m)*

An upgraded fitted kitchen comprising of wall cupboards and base units with white gloss doors and light stone effect laminate work surfaces. Integrated appliances including an electric oven and grill, four zone electric hob, fridge freezer, extractor hood and washing machine. Single bowl stainless steel sink with drainer. Part tiled walls. Wall mounted electric heater. Power points. uPVC double glazed window with fitted Venetian blinds. Wood effect LVT flooring.

Bedroom *8' 7" max x 13' 11" into wardrobes (2.61m max x 4.25m into wardrobes)*

A double bedroom with extensive fitted wardrobes to one wall. Fitted carpet. uPVC double glazed window to the rear, overlooking the trees and with fitted Venetian blinds. Wall mounted electric heater. Power points. Coved ceiling.

Bathroom *6' 6" x 5' 7" (1.97m x 1.7m)*

Vinyl floor and part tiled walls. Suite comprising a walk-in shower with electric shower, a WC and a sink with storage below. Fitted mirror and cabinet eitu mirrored door. Wall mounted electric heater. Extractor fan.

Communal Facilities

There are pleasant landscaped communal gardens with seating areas. Off road parking but not allocated.

Additional Information

Tenure

The property is leasehold (710520) with a term of 999 years to 31 December 2999 (974 remaining) and a share of the freehold.

Service Charge and Ground Rent

We have been informed by the seller that there is a service charge payment of £105 per month / £1260 per year. There is no ground rent.

Council Tax Band

The Council Tax band for this property is C, which equates to a charge of £2,009.93 for 2026/27.

Approximate Gross Internal Area

432 sq ft / 40.1 sq m.

Utilities

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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











