

1 Ditchling Court

Penarth, Vale of Glamorgan, CF64 3JU



A ground floor two bedroom flat, in an excellent location overlooking Penarth Windsor Lawn Tennis Club and walking distance from Penarth town centre. The spacious ground floor property has recently had a full upgrade. Comprises an entrance hall, living room, new fully fitted kitchen, bathroom and two large bedrooms. There is also a garage available, the property also benefits from its own well maintained garden to the front accessed from the lounge. Viewing advised. EPC: D.

**David
Baker & Co.**
Your local Estate Agent & Chartered Surveyor

Monthly Rental Of £1,500

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Accommodation

Entrance Hall

Original wood block flooring. Central heating radiator with shelf above. Two built-in cupboards with fitted shelving, coat hooks, gas and electric meters and electrical consumer unit. Doors leading to the living room, both bedrooms, bathroom and kitchen.

Living Room 13' 10" x 17' 9" (4.21m x 5.41m)

A pleasant dual-aspect reception room with original wood block flooring continuing from the hall. uPVC double-glazed window to the side overlooking the adjoining tennis club, together with aluminium double-glazed sliding doors to the front opening directly onto the garden. Power points, central heating radiator and data point.

Kitchen 8' 0" x 14' 2" (2.44m x 4.31m)

Vinyl floor tiles and a newly fitted kitchen with grey matt-effect doors, stone-effect laminate work surfaces and integrated appliances, including electric oven, four-burner gas hob with extractor hood, fridge freezer, dishwasher and washing machine. One-and-a-half bowl stainless steel sink with drainer, uPVC double-glazed window to the rear, power points and built-in cupboard housing the gas combination boiler.

Bedroom 1 13' 0" x 14' 6" (3.96m x 4.42m)

A double bedroom with extensive fitted wardrobes to one wall with mirrored sliding doors. Original wood block flooring, uPVC double-glazed window to the rear, central heating radiator and power points.

Bedroom 2 9' 1" x 13' 10" (2.77m x 4.21m)

A further double bedroom, or alternatively an additional sitting room, situated to the front of the property. uPVC double-glazed window overlooking the garden, original wood block flooring and power points.

Bathroom 5' 6" x 10' 8" (1.68m x 3.25m)

Vinyl flooring and suite comprising shower cubicle with mixer shower, WC and wash hand basin with storage below. uPVC double-glazed window to the rear, extractor fan and central heating radiator.

Outside

Garden

A particularly pleasant front garden, primarily laid to lawn with a paved patio area and pergola. The garden is enclosed by mature hedging and features a bay tree together with a variety of established plants and shrubs. The garden, like the flat itself, enjoys a very pleasant outlook over the adjoining tennis club.

Garage

The property benefits from a single garage situated within a nearby garage block, with an up-and-over door.

Additional Information

Availability

The property is available now subject to satisfactory referencing.

Council Tax Band

The Council Tax Band for this property is E, for the year 2026/27 is £2,734.67

Approximate Gross Internal Area

828 sq ft / 77 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).

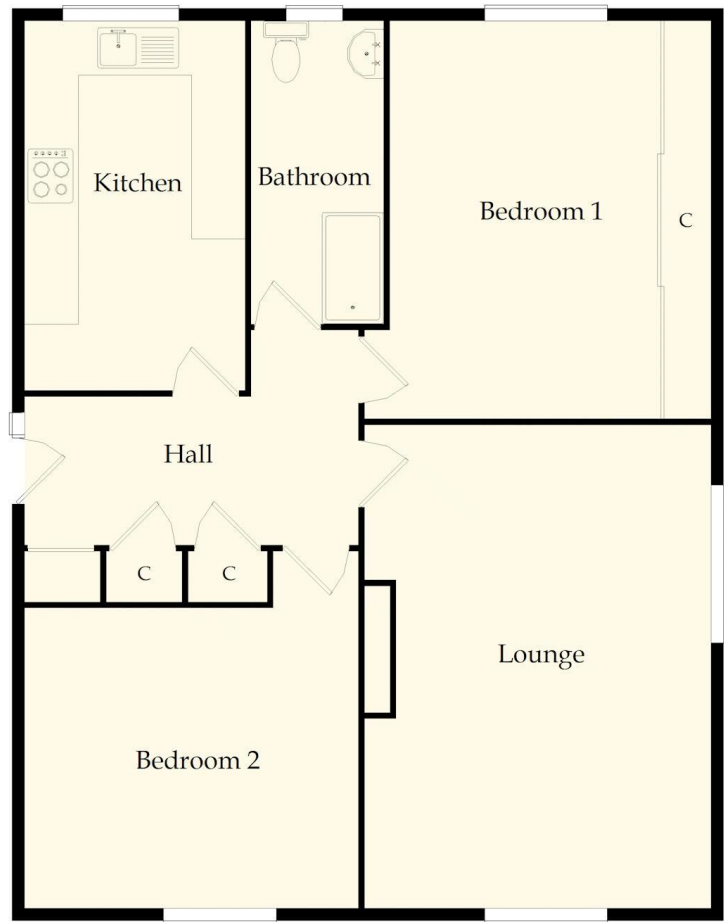
Furnishings

The apartment is unfurnished but has fitted dishwasher, washer/dryer and fridge freezer.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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