

Flat 6 Albert Court

Albert Crescent, Penarth, Vale of Glamorgan, CF64 1DA



A spacious second floor, one bedroom flat close to Penarth town centre and with views over Belle Vue Park and bowls club to the front as well as over Penarth to the Bristol Channel to the rear. The living accommodation is ideal for singles and couples of all ages and comprises an entrance hall with two built-in cupboards, a large lounge with dining space, the kitchen, a double bedroom and a bathroom. The development has well cared for communal gardens and a gated car park - within which this flat has one allocated parking space. Just a short walk from the town centre and within easy reach of the Esplanade and Penarth Marina, this property is for sale with no onward chain. Viewing advised. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£195,000

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Accommodation

Hall

Fitted carpet. Two built-in cupboards - one with fitted shelving and a radiator. Central heating radiator. Door entry phone. Doors to all rooms.

Living Room 16' 6" x 18' 10" into bay (5.02m x 5.74m into bay)

A large living room with a uPVC double glazed bay window to the front that overlooks the park and bowls club. Fitted carpet. Two central heating radiators. Power points and TV point. Coved ceiling.

Kitchen 10' 9" x 11' 5" (3.28m x 3.49m)

A kitchen comprising wall units and base units with with laminate work surfaces and a matching breakfast bar. Integrated appliances including an electric oven, four burner gas hob and extractor hood. Freestanding washing machine, dishwasher and fridge freezer. Single bowl stainless steel sink with drainer. Wall mounted gas combination boiler. Carpeted floor. Central heating radiator. Power points. Coved ceiling.

Bedroom 13' 7" x 9' 10" (4.13m x 3m)

A double bedroom with uPVC double glazed window to the rear that looks out over Penarth to the Bristol Channel. Fitted carpet. Fitted bedroom storage with wardrobes and overhead cupboards. Central heating radiator. Power points. Coved ceiling.

Bathroom 9' 4" x 6' 8" (2.85m x 2.03m)

Vinyl flooring. Suite comprising a shower cubicle with electric shower, a WC and a pedestal sink. uPVC double glazed window to the side with a Venetian blind. Central heating radiator and electric towel rail. Part tiled walls. Fitted bathroom cabinet. Wall light with shaver point.

Outside

The property benefits from an allocated space in the gated parking area as well as use of the communal garden. There are also two visitor parking spaces.

Additional Information

Tenure

The property is leasehold (CYM835044) with a term of 999 years commencing on and including 25 December 1987 (961 years remaining) and a share of the freehold.

Service Charge

We are informed that the service charge is £1,800.00 per annum, £150 per month. This charge includes maintenance of communal grounds, electric gates to the parking and maintenance of internal areas.

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2261.18 for 2026/27.

Approximate Gross Internal Area

688 sq ft / 63.9 sq m.

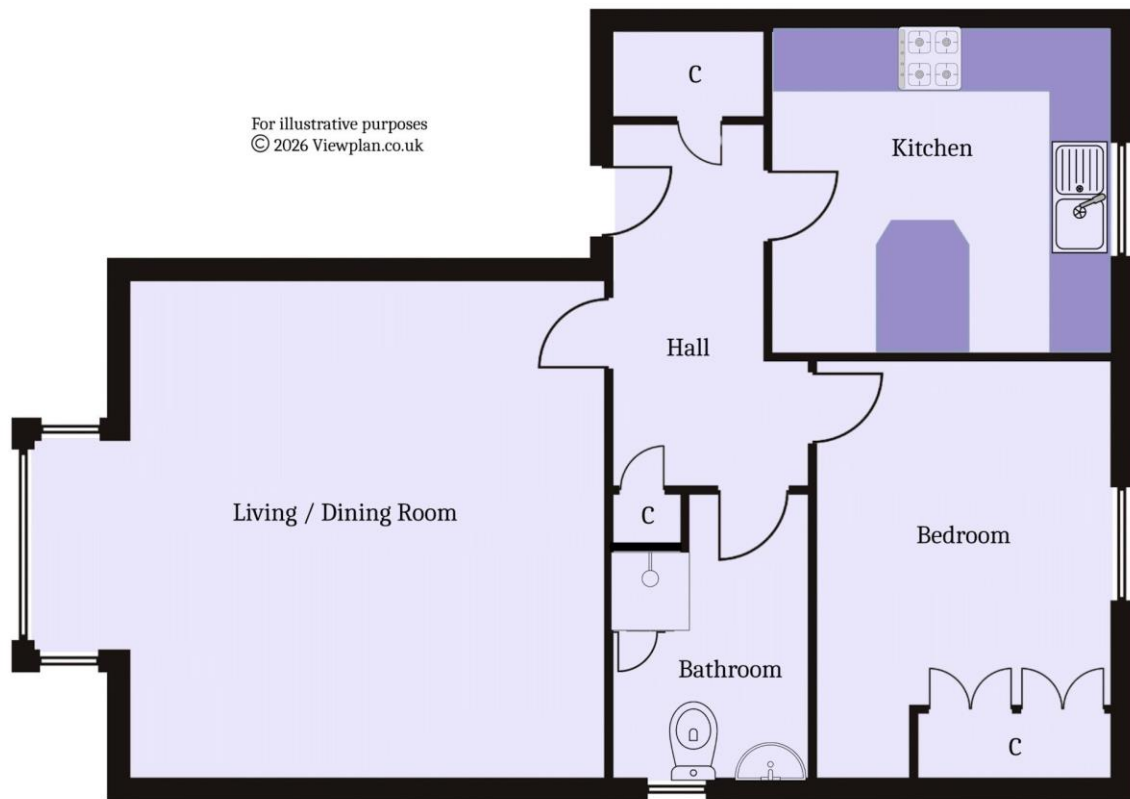
Utilities

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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan









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