

12 Windsor Lofts

Penarth, Vale of Glamorgan, CF64 1JW



A fantastic two storey town centre flat, with a private entrance located in the Windsor Arcade and offering very convenient access to all that the town has to offer. In excellent condition throughout, the property comprises a porch on the ground floor with stairs that lead to the first floor landing. On the first floor is the open plan living / dining room, the kitchen and a cloakroom while there are then two bedrooms and the bathroom above. For sale with no onward chain. Viewing advised. EPC: E.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

Offers Over £210,000

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Accommodation

Ground Floor

Entrance Hall

Wooden front door with glazed panel above. High level meter cupboards. Fitted door matt. Stairs to the first floor. Light.

First Floor

Landing

Fitted carpet. Doors to the cloakroom and lounge with glass blocks above. Stairs to the first floor.

Living / Dining Room 19' 7" x 9' 6" (5.97m x 2.89m)

A wonderful open space, further open to the kitchen, with high ceilings and feature wooden windows. Laminate floor. Two period style central heating radiators. Power and television points.

Kitchen 9' 3" x 8' 4" (2.82m x 2.55m)

Tiled floor. Comprehensive fitted kitchen comprising a range of fitted wall and base units with Shaker style doors and wooden work surfaces. Wooden sash window with Venetian blind. Integrated appliances including a four burner gas hob, electric oven, extractor hood, dishwasher, washing machine and fridge freezer. Cupboard with gas central heating boiler. Tiled splash back and wooden upstands. Power points. Recessed lights.

Cloakroom

WC and wash hand basin.

Second Floor

Landing

Fitted carpet. Doors to the bedrooms and bathroom with glass blocks above. Built in cupboard.

Bedroom 1 9' 2" x 12' 9" (2.8m x 3.89m)

Double bedroom with laminate flooring, attractive large wooden window, central heating radiator and power points.

Bedroom 2 9' 11" x 9' 6" (3.02m x 2.9m)

Double bedroom with fitted carpet, attractive large wooden window, central heating radiator and power points.

Bathroom 9' 1" x 5' 6" (2.77m x 1.68m)

Ceramic tiled floor. Suite comprising a panelled bath with mixer shower, WC and wash hand basin. Wooden sash window with fitted roller blind. Part tiled walls. Heated towel rail. Recessed lights.

Additional Information

Tenure

We have been informed by the vendors that the property is held on a leasehold basis with 125 years to run from 2001 (101 remaining).

Council Tax Band

The Council Tax band for the property is D, which equates to a charge of £2,124.01 for the year 2025/26.

Service Charge

The seller has informed us that the current service charge is £1,746.56 per year.

Ground Rent

The seller has informed us that the ground rent is currently £50 per year.

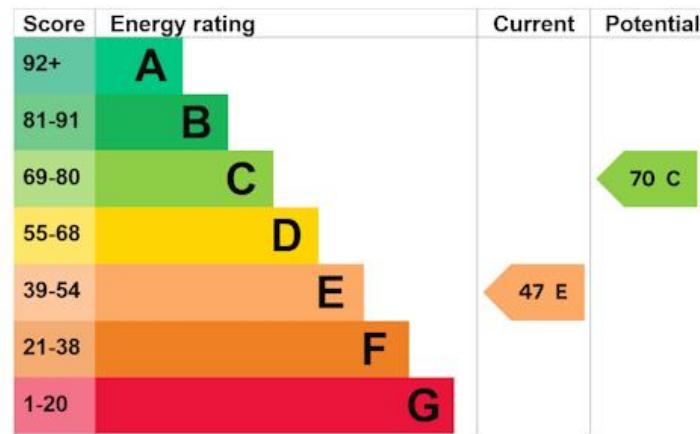
Approximate Gross Internal Area

69 sq m / 742 sq ft.

Utilities

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

Energy Performance Certificate



Floor Plan



First Floor



Second Floor

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

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