



CLARE LODGE



34 De Clare Lodge Westgate, Cowbridge
Cowbridge

Fixed Price £399,999

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Cowbridge, Cowbridge

From our office walk along the High Street towards Westgate. Proceed over the right hand turning to North Road and take the next right into De Clare Lodge.

Beautifully presented one double bedroom, second floor apartment enjoying views over neighbouring sports fields. A highly regarded and conveniently located Churchill retirement development.

Council Tax band: C

Tenure: Leasehold

999 yr lease from 2019. Service charge payable every 6 months in advance is currently £1,810.93 (2025/2026). Ground rent (payable every 6 months in advance) is £287.50 (2025/2026).

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A





34 De Clare Lodge

This purpose-built, one double bedroom, second floor apartment, in the highly regarded Churchill retirement development is just a short level walk from Cowbridge high street.

The secure development with residents' reception hallway has stairs and a lift to the second-floor landing.

The apartment offers well-presented and maintained accommodation throughout.

The ENTRANCE HALL, with entry phone system, has a large walk-in storage cupboard. The LOUNGE has a feature electric fire, plus window to rear overlooking the neighbouring sports fields. A glass panel leads into the KITCHEN which enjoys the same views as the lounge. It has a fitted range of high gloss, grey base and wall mounted units with natural stonework surfaces and splashback tiling over, integrated oven, hob with hood over, fridge/freezer and washing machine.

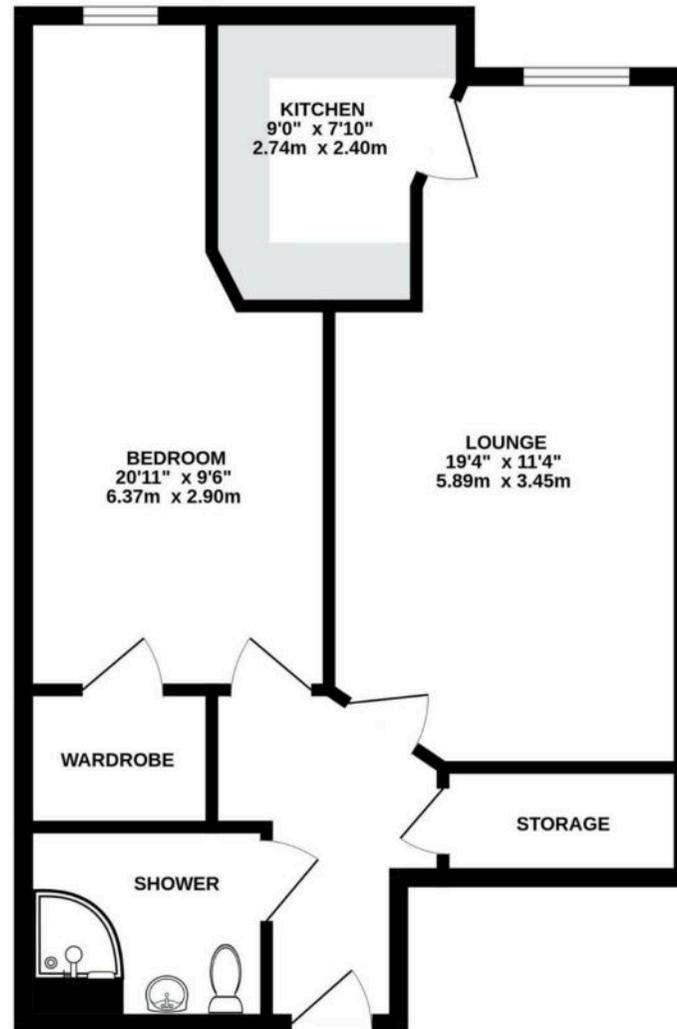
The generous sized DOUBLE BEDROOM with window to rear, has a walk-in wardrobe cupboard with fitted hanging and shelf space.

The SHOWER ROOM has a white three-piece suite with main power shower fitted, sink unit with storage below and low-level WC with hidden cistern. The room has non-slip flooring and full tiling to walls.

Outside to the front of the property are mature landscaped communal gardens.



GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.





Herbert R Thomas

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