

# 44 Homeside House

Bradford Place, Penarth, Vale of Glamorgan, CF64 1NR



A top floor one bedroom retirement flat with impressive views over woodland and along the Penarth coastline to Lavernock Point and across the Bristol Channel. Sold with no onward chain and comprising the entrance hall with built-in cupboard, living room, kitchen, bedroom and bathroom. The property benefits from an upgraded kitchen, a recently fitted shower room and redecoration throughout. This is a very popular development close to the town centre and with superb communal grounds. On-site house manager and a lift to all floors. EPC: C.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£115,000**

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## **Accommodation**

### **Hall 3' 1" x 8' 9" (0.94m x 2.67m)**

Built-in cupboard with fitted shelving, hot water heater and electric meter. Doors to the bedroom, living room and bathroom. Power point. Coved ceiling.

### **Living Room 10' 6" x 17' 6" plus bay (3.2m x 5.33m plus bay)**

uPVC double glazed bay window with south facing views over woodland and across the Bristol Channel along with Penarth coastline to Lavernock Point. Fitted roller blinds. Wooden fire surround with electric fire. Wall mounted electric heater. Power and TV points. Two wall lights. Coved ceiling. Emergency pull cord and front door entry phone. Opening to the kitchen.

### **Kitchen 7' 3" x 5' 5" (2.2m x 1.65m)**

Fitted kitchen with wall units and base units - all with white gloss shaker style doors and black laminate work surfaces. Integrated electric oven, four zone electric hob and extractor hood. Single bowl stainless steel sink with drainer. Space for fridge freezer. Tiled walls. Coved ceiling. Electric strip light and extractor fan.

### **Bedroom 8' 8" x 14' 3" (2.65m x 4.34m)**

Double bedroom with fitted wardrobes and uPVC double glazed window giving equally impressive wood and water views. Fitted wardrobes have concertina mirrored doors. Two wall lights. Wall mounted electric heater. Power points. Coved ceiling. Emergency pull cord.

### **Shower Room 5' 6" x 6' 11" (1.67m x 2.1m)**

A recently upgraded shower room, comprising glass shower cubicle with electric shower and glass sliding door. Vanity sinky unit with storage underneath and a WC. Fitted wall light and mirror. Vinyl flooring and acrylic splashbacks.

## **Communal Facilities**

Homeside House has a number of communal facilities including landscaped gardens and patio area, laundry room, guest suite, large residents lounge with access out to the gardens. There is a resident house manager. Lift access to all floors.

## **Additional Information**

### **Tenure**

We have been informed by the vendor that the property is held on a leasehold (WA350236) basis, of 99 years from 1 September 1986 (60 remaining). The lease is currently being extended as part of the sale process.

### **Service Charge**

We are informed by the vendor that the service charge for this flat is currently £1,884.41 half yearly in advance (£3,768.81.38 total).

### **Ground Rent**

We have been informed by the vendor that the ground rent payable to Estates and Management is £249.68 half yearly in advance (£499.36 in total).

### **Sinking Fund**

Upon completion of the sale the vendor is liable to pay 1% of the sale price to the Homeside House sinking fund.

### **Council Tax**

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

### **Approximate Gross Internal Area**

398 sq ft / 37 sq m

### **Age Restriction**

The minimum age for this development is 60 years old.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan

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