

1 Albany Court

Beach Road, Penarth, Vale of Glamorgan, CF64 1JU



A renovated, spacious two-bedroom ground-floor flat that opens directly onto a small patio and the communal gardens in this very popular development close to Penarth Town Centre, across the road from Alexandra Park and only a short walk down Beach Hill to Penarth Esplanade. The property is for sale with no onward chain and is in very good order throughout, comprising of a porch, living-dining room, kitchen, two double bedrooms with fitted wardrobes in each, and a bathroom. The property further benefits from a garage and parking space on site. Viewing is strongly advised. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

OIRO £290,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Porch / Hall

Front door from the communal hall with double-glazed panel and window to the side. Fitted carpet. Built-in cupboard that gives excellent storage space. Door to the living room.

Kitchen 9' 10" x 7' 11" (2.99m x 2.41m)

A partly open-plan kitchen, comprising of base units predominantly, with additional wall cabinets, all with a light grey handleless doors, and a granite effect laminate work surface. Integrated electric oven, and four-burner gas hob. Recess for fridge freezer. Freestanding washing machine. One-and-a-half bowl stainless steel sink with drainer. Wall-mounted gas combination boiler. Extractor fan. Tiled splashbacks, uPVC double-glazed window that overlooks the parking area.

Living / Dining Room 15' 9" max x 14' 8" (4.80m max x 4.47m)

A spacious room with large uPVC double-glazed window and door opening onto the communal grounds and patio, and on the other side of the room, a door to the kitchen. Fitted carpet. Coved ceiling. Power points. Two central heating radiators. Door entry phone. Doors to the kitchen and the inner hall.

Inner Hall

This is an area that connects the living space to the bedrooms and bathroom. Fitted carpet. Coved ceiling. Built-in wardrobe with central heating radiator and fitted shelving. Doors to both bedrooms and the bathroom.

Bedroom 1 15' 1" x 10' 4" (4.59m x 3.15m)

A spacious double bedroom with fitted wardrobe and a uPVC double-glazed window that overlooks the communal gardens and Alexandra Park. Coved ceiling. Fitted carpet. Central heating radiator. Power points.

Bedroom 2 11' 2" x 8' 9" (3.40m x 2.66m)

The second double bedroom, again of good proportions and with a built-in wardrobe. This bedroom has a uPVC double-glazed window overlooking the parking area. Coved ceiling. Fitted carpet. Central heating radiator. Power points.

Bathroom

Suite comprising a vanity with WC and sink, as well as a shower cubicle with mixer shower. Fitted wall cabinet with mirrored door. Vinyl floor and fully tiled walls. Shaver point. Extractor fan. Central heating radiator. uPVC double-glazed window.

Outside

The property benefits from a small patio accessed from the main living room which opens directly onto the communal gardens.

Garage

Single garage in a nearby block with up-and-over door. Please note, the garage for this flat is labelled as number two, and there's the parking space in front of that garage, providing that there is clear access left for garage number one.

Additional Information

Tenure

The property is leasehold (CYM334595), with a term of 999 years from 8th September 2006 (979 remaining). There is also a share of the freehold.

Council Tax Band

We are informed that the Council Tax band for this property is D, which equates to £2,261.18 for the year 2026/2027.

Service Charge

We have been informed by the vendors that the service charge is currently £1320 per year.

Approximate Gross Internal Area

688 sq ft / 63 sq m.

Utilities

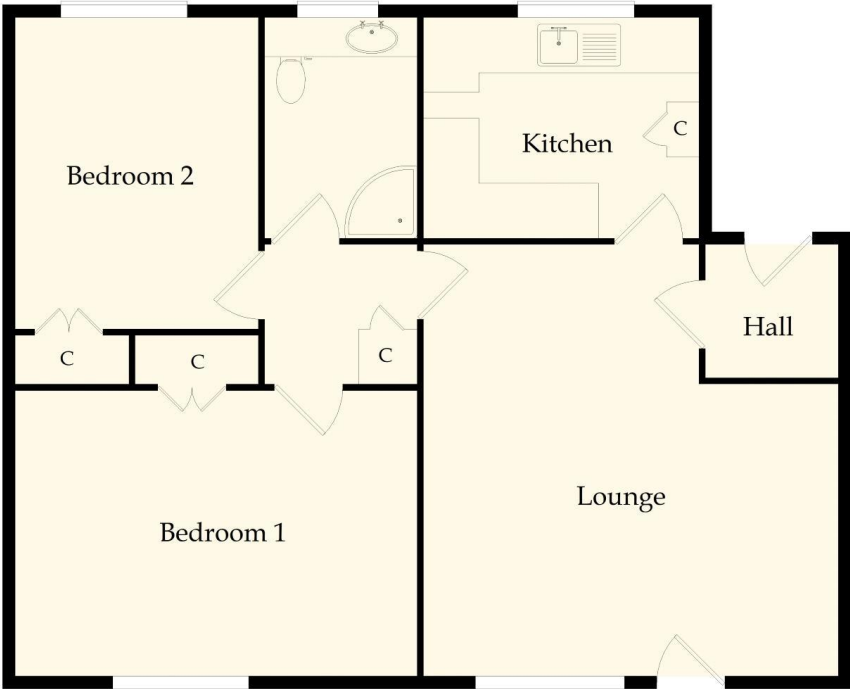
The property is connected to mains gas, electricity, water and sewerage services and has gas central heating.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan

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