

# hrt

herbert r thomas

20 De Clare Lodge

Cowbridge

The Vale Of Glamorgan

CF71 7FR

[hrt.uk.com](http://hrt.uk.com)





## 20 De Clare Lodge

Asking price **£395,000**

A bright and airy, first floor, one bedroom apartment, benefiting from 'Juliet' balcony and elevated views over the park/playing fields. Situated centrally within Cowbridge town centre with all amenities a convenient short walk from the development.

A well-proportioned, one bedroom apartment with lift access to all floors

Entrance hall with storage cupboard accessible, living/dining room with 'Juliet' balcony overlooking open green space, fitted kitchen, bedroom walk-in dressing room and shower room

Manicured communal gardens to be enjoyed by residents and guests

Private car parking located to the front

Residents lounge/bar

Use of guest suite subject to booking availability (chargeable)

Positioned within the highly sought after over 60's Churchill development of De Clare Lodge



Accommodation comprises an ENTRANCE HALL fitted with security entry phone system linked to the buildings main door allowing residents to give access to visitors from the apartment.

A sizeable store cupboard with sensor light fitted provides good storage.

A bright LOUNGE/DINING ROOM enjoys open green views from the 'Juliet' balcony and a

feature electric fire is set within a decorative surround. A modern fitted KITCHEN with window to rear enjoying far reaching views and fitted range of coloured base and wall-mounted units. Integrated appliances include oven, electric hob, cooker hood over, baseline fridge, separate freezer and a washer/dryer. The room has vinyl flooring

plus splashback tiling over stone effect worksurfaces.

A generously sized double BEDROOM has a window to rear enjoying the same views as kitchen and living room and benefits from a walk-in wardrobe with fitted hanging shelf and storage space.

The SHOWER ROOM comprises a white three-piece suite including a double shower cubicle with mains powered shower, WC, hand basin with storage below, plus wall storage unit and mirror above.

The complex is also served by a double guest suite that can be reserved at circa £20 per night for family/visitors.

Within the development are private car parking spaces and landscaped communal gardens.

# AWAITING FLOORPLANS







## Directions

From our office walk westerly along the High Street. After passing over the entrance to North Road, turn right into the De Clare Lodge development where the reception is found on the right hand side.

What3words: bottled.thinnest.await

## Tenure

Leasehold

## Services

Mains water, drainage, gas and electricity. 999 yr lease from 2019. Current service charge - £3,917.80 per annum.

Ground rent - £575.00 per annum.

Council Tax Band C

EPC Rating B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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