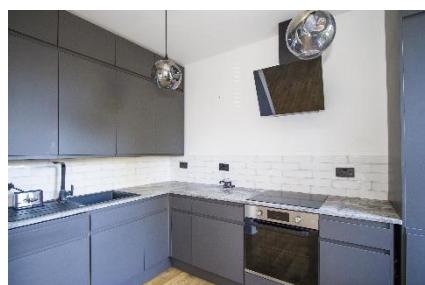


Flat 3, 23 Victoria Square

Penarth, The Vale Of Glamorgan, CF64 3EL



A spacious and very well presented first floor two bedroom apartment in a converted Victorian property, close to the town centre and with very attractive views over Victoria Square and All Saints Church. The property is accessed via the communal hall and staircase and comprises an entrance hall, living / dining room open to the kitchen (which all overlooks the square) along with the two bedrooms, each of which has its own bathroom. The property benefits from a communal garden and an off road parking space to the rear, accessed from the lane. Ideal for first time buyers, downsizers and those looking for a base in the town. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£260,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
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Accommodation

Hall

Laminate floor and a carpeted stairs and lower level that gives access to the bedrooms. Power points. Central heating radiator.

Living / Dining Room 12' 5" x 15' 1" plus bay (3.79m x 4.6m plus bay)

Wood effect laminate floor. Original wooden sash bay window to the front, with fitted Venetian blinds. Central heating radiator. Power points and TV point. Coved ceiling. Open to the kitchen.

Kitchen 6' 10" x 11' 3" (2.08m x 3.43m)

Wood effect laminate floor continued from the living room. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including an electric oven and four zone hob, extractor hood, fridge freezer, dishwasher and washing machine. Cupboard with new gas combination boiler. Original wooden sash window to the front. Part tiled walls.

Bedroom 1 14' 8" maximum x 13' 5" (4.47m maximum x 4.09m)

Double bedroom with en-suite shower, located at the rear of the flat and with a wooden sash window overlooking the communal garden. Additional wooden sash window to the side - both windows have fitted Venetian blinds. Fitted carpet. Central heating radiator. Fitted wardrobe. Power points and TV point. Door to the en-suite.

En-Suite 4' 8" x 8' 8" (1.41m x 2.64m)

Suite comprising a large walk-in shower with handheld and over head showers, WC and wash hand basin with storage below. Central heating radiator. Wooden sash window to the side. Part tiled walls and a tiled floor.

Bedroom 2 8' 10" x 11' 1" (2.69m x 3.38m)

The second double bedroom with en-suite. Fitted carpet. Wooden sash window to the rear with fitted Venetian blinds. Central heating radiator. Fitted carpet. Power points and TV point. Door to the en-suite.

En-Suite 2 8' 10" x 5' 0" (2.68m x 1.52m)

Vinyl floor and part tiled walls. Suite comprising a panelled bath with mixer shower (hand and overhead showers), WC and wash hand basin with storage below. Central heating radiator. Part tiled walls.

Outside

Communal Gardens

The property benefits from attractive communal gardens to the front and rear.

Additional Information

Tenure

We have been informed by the vendor that the property is held on a leasehold basis, with 125 years to run from 1st January 1996, and with a share of the freehold.

Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £3,068.02 for the year 2025/26.

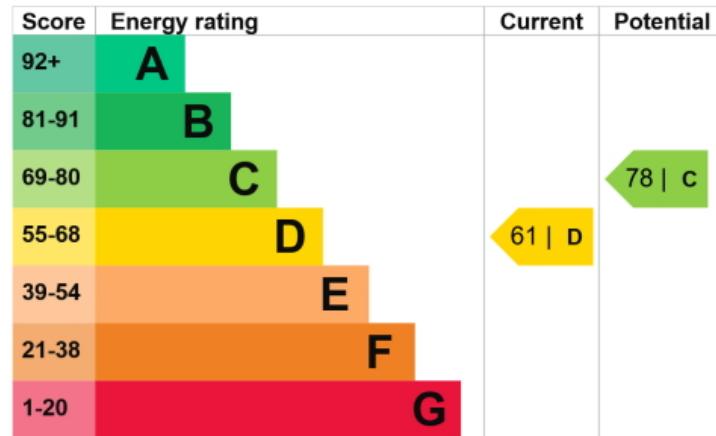
Service Charge

We have been informed by the vendors that the service charge is currently £100 per month, equating to £1200 per year.

Approximate Gross Internal Area

667 sq ft / 61 sq m

Energy Performance Certificate



Floor Plan



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