

9 Albany Court, Beach Road

Penarth, Vale of Glamorgan, CF64 1JU



A modernised and well presented three bedroom first floor flat with balcony and views over Penarth Lawn Tennis Club and Alexandra Park. The property is located in a popular development just 200m from the town centre and comprises an entrance hall, lounge / diner, kitchen, the three double bedrooms and a bathroom. There is a garage on site and the property is being sold with no onward chain. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

Est. Penarth 1969

£340,000

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Accommodation

Hall

Fitted carpet. Wooden front door and inner door with glazed panels. Coved ceiling. Central heating radiator.

Lounge / Diner *14' 9" maximum x 15' 11" maximum (4.49m maximum x 4.86m maximum)*

A spacious and light living room with views up Rectory Road and across Alexandra Park and Penarth Lawn Tennis Club. Fitted carpet. Central heating radiator. uPVC double glazed window to door onto the balcony. Power points and TV point. Coved ceiling. Door entry phone. Open to the inner hall that gives access to the kitchen, bathroom and bedrooms as well as having a built-in cupboard.

Kitchen *9' 10" x 7' 10" (3m x 2.4m)*

Tiled floor. A range of wall units, base units and wooden work surfaces. Plumbing for washing machine. Recess for counter level fridge. Integrated electric oven and four zone electric hob with extractor hood. Single bowl stainless steel sink with drainer. uPVC double glazed window to the rear with fitted roller blind. Part tiled walls. Coved ceiling. Wall mounted gas combination boiler. Fitted shelving. Power points.

Bedroom 1 *12' 3" x 13' 0" into doorway (3.73m x 3.96m into doorway)*

Double bedroom overlooking the park to the front of the property. Wooden shutters. Fitted carpet. Central heating radiator. Power points. Coved ceiling.

Bedroom 2 *9' 9" x 13' 0" (2.96m x 3.96m)*

The second South facing double bedroom. Once again having a uPVC double glazed window with fitted shutters, fitted carpet, central heating radiator, coved ceiling and power points.

Bedroom 3 *9' 11" x 10' 11" into built-in cupboard (3.03m x 3.33m into built-in cupboard)*

Double bedroom to the rear of the property. Two built-in wardrobes. uPVC double glazed window with fitted roller blind. Coved ceiling. Central heating radiator. Power points.

Bathroom *8' 8" x 7' 6" (2.63m x 2.29m)*

Fully tiled bathroom with suite comprising a panelled bath, corner shower cubicle with electric shower, WC and wash hand basin with storage below. Fitted mirror. Recessed lights. Roller blind. Central heating radiator.

Outside

Balcony *9' 10" x 4' 1" (3m x 1.25m)*

A south facing balcony with views along Rectory Road across Penarth Lawn Tennis Club and Alexandra Park in one direction and up Windsor Terrace to the town centre in the other. Outdoor power point on balcony.

Garage

Single garage in a nearby block with up and over door.

Additional Information

Tenure

We have been informed by the vendor that the property is held on a leasehold basis, 999 from 2006 with a share of the freehold.

Service Charge

We have been informed by the vendor that the current service charge is £85 per month / £1020 per annum.

Council Tax Band

We are informed that the Council Tax band for this property is Band D, which equates to £1,725.70 for the year 2021/22.

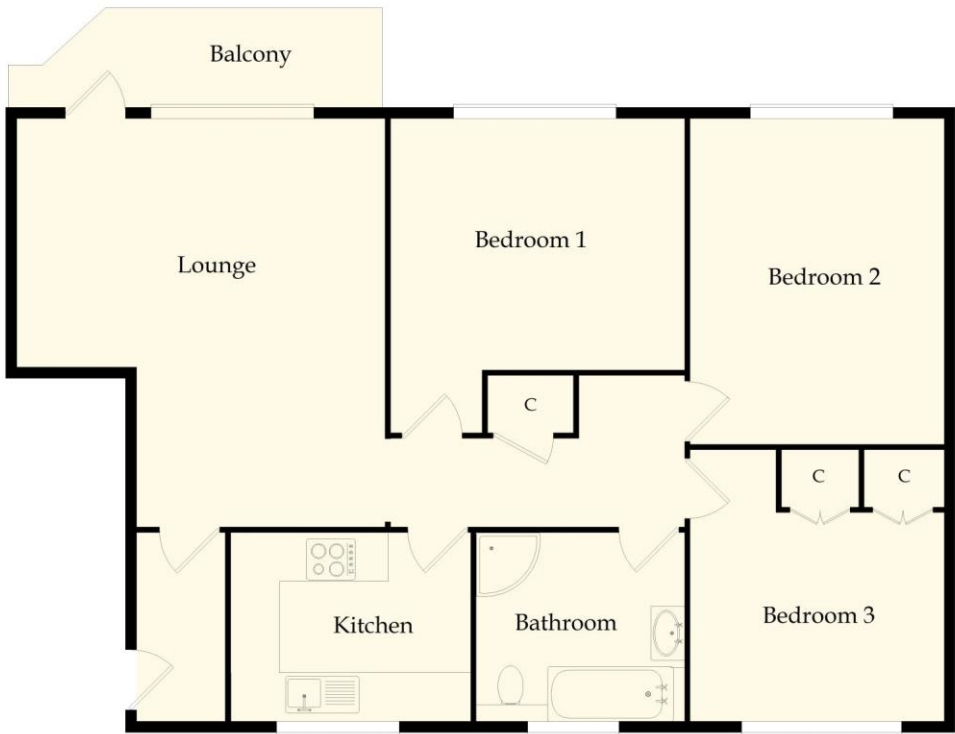
Approximate Gross Internal Area

839 sq ft / 78 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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