

Flat 1, 10 Archer Road

Penarth, Vale Of Glamorgan, CF64 3LS



A very spacious ground floor garden flat with large living room and well-proportioned double bedrooms. Located in an excellent spot not far from the town centre, the property is full of original features, high ceilings and is in excellent condition throughout. Ideal for a wide range of buyers and further benefits from a having a share in the company that owns the freehold as well as an allocated parking space to the rear. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

Est. Penarth 1969

£415,000

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Accommodation

Communal Hall

Original wooden front door. Fitted doormat and original tiled floor. Timber front door to the flat.

Entrance Hall

Original tiled floor. Timber doors to the bedrooms, bathroom and kitchen. Large under stair cupboard. Power points. High level windows into the kitchen to the rear for additional natural light.

Living Room 19' 2" x 12' 7" (5.85m x 3.83m)

A large living room to the rear, giving access to and looking out onto the garden. Wood effect laminate floor. Period fireplace with cast iron grate, wooden surround and slate hearth. Moulded coved ceiling. Central heating radiator. Power points and TV point. Two uPVC double glazed windows and door to the garden.

Kitchen 12' 8" into recess x 10' 1" (3.87m into recess x 3.08m)

Tiled floor. Two uPVC double glazed windows and a door to the garden. Fitted wall units and base units with wooden cabinet doors and quartz work surfaces. Countersunk basin with drainer. Integrated four burner gas hob with extractor above, electric oven and fridge freezer. Central heating radiator. Part tiled walls. High level windows to the hallway. Power points.

Bedroom 1 17' 3" into bay x 14' 8" into recess (5.26m into bay x 4.48m into recess)

Spacious double bedroom with uPVC double glazed bay window to the front with fitted Venetian blind. Original deep skirting boards, moulded coved ceiling and picture rails. Fitted carpet. Power points and TV point. Central heating radiator.

Bedroom 2 13' 5" x 14' 8" into recess (4.09m x 4.47m into recess)

Another really well proportioned double bedroom with original fireplace with cast iron and tiled grate, wooden surround and slate tiled hearth, moulded coved ceiling, picture rails and deep skirting boards. Fitted carpet. Large uPVC double glazed window to the rear with fitted roller blind. Central heating radiator. Power points. TV point.

Bathroom 9' 6" x 5' 9" (2.89m x 1.76m)

Suite comprising a panelled bath, shower cubicle with mixer shower, WC and wash hand basin. uPVC double glazed window to the side with fitted Venetian blind. Heated towel rail. Part tiled walls and tiled floor. Wall mounted gas combination boiler.

Outside

Garden

An enclosed garden, belonging to this flat, predominantly laid to lawn and with paved patio from the living room. Original stone wall to one side and raised bed to the other.

Parking Area

The property benefits from access to a shared parking area, with one allocated parking space located at the rear of the plot, with access onto the lane.

Additional Information

Tenure

We have been informed by the vendors that the property is held on a leasehold basis with 999 years to run from 1st January 2017. There is also a 1/3 share of the Management Company that owns the freehold of the building.

Service Charge and Ground Rent

We have been informed by the vendors that there is currently no service charge or ground rent payable, and that maintenance of the building is shared between the three flat owners.

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £1,780.99 for the year 2022/23.

Approximate Gross Internal Area

1044 sq ft / 97 sq m.

Energy Performance Certificate

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 c | 78 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Floor Plan



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