

# 6 Albany Court

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



A very well presented, modernised and upgraded two bedroom top floor flat with balcony and south facing views up to Penarth town centre and across to Alexandra Park and Penarth Lawn Tennis Club. Comprising a porch, living / dining room open to the kitchen, an inner hall with utility cupboard, two double bedrooms and a bathroom. Located in a very popular block and also benefits from a garage and parking space. Viewing advised. EPC: C.

## David Baker & Co.

Your local Estate Agent & Chartered Surveyor

## £325,000

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## **Accommodation**

### **Porch 3' 11" x 2' 11" plus cupboard (1.2m x 0.9m plus cupboard)**

Oak glazed fire door into the flat and an inner door to the living space. Built in cupboard. Light. Tiled floor.

### **Living / Dining Room 14' 9" maximum x 15' 11" maximum (4.49m maximum x 4.86m maximum)**

Tiled floor. Large uPVC double glazed window to the front and a door giving access to the balcony - both with views up to the town centre and across to Alexandra Park. Central heating radiator. Power points and TV point. Coved ceiling. Open to the kitchen.

### **Kitchen 9' 8" x 7' 11" (2.95m x 2.41m)**

Fitted wall units and base units with white shaker doors and wood effect laminate work surfaces and attractive glass splashbacks. Integrated appliances including an electric oven, four zone electric hob, extractor hood, microwave, dishwasher and washing machine. One and a half bowl composite sink with drainer. Cupboard with gas combination boiler. uPVC double glazed window to the rear with Venetian blinds. Power points.

### **Inner Hall**

Tiled floor. Built-in cupboard with plumbing for washing machine. Coved ceiling. Doors to the bedrooms and bathroom.

### **Bedroom 1 14' 11" x 10' 3" (4.54m x 3.13m)**

Double bedroom to the front of the property with large uPVC double glazed window and fitted Venetian blinds. Built-in wardrobe. Fitted carpet. Coved ceiling. Power points and TV point. Central heating radiator.

### **Bedroom 2 8' 11" x 11' 5" (2.72m x 3.47m)**

Double bedroom with uPVC double glazed window to the rear. Fitted carpet. Built-in wardrobe. Power points and TV point. Central heating radiator.

### **Bathroom 5' 6" x 7' 10" (1.67m x 2.4m)**

A completely re-modelled bathroom with attractively tiled floor and walls. New suite comprising a large walk-in shower, a wall mounted twin basin with storage below and a WC. uPVC double glazed window to the rear. Heated towel rail. Feature wall light.

## **Outside**

### **Balcony**

The property benefits from a front facing balcony with views across Beach Road to Rectory Road, overlooking Alexandra Park and Penarth Lawn Tennis Club. In the other direction, there are views up Windsor Terrace to the town centre. Space for table and chairs.

### **Garage and Parking Space**

Garage in a nearby block with up and over door and space to park one car to the front.

## **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 (982 years remaining).

### **Council Tax Band**

The Council Tax band for this property is Band D, which equates to £2,124.01 for the year 2025/26.

### **Service Charge**

We have been informed by the vendors that the service charge is currently £1,320 per annum.

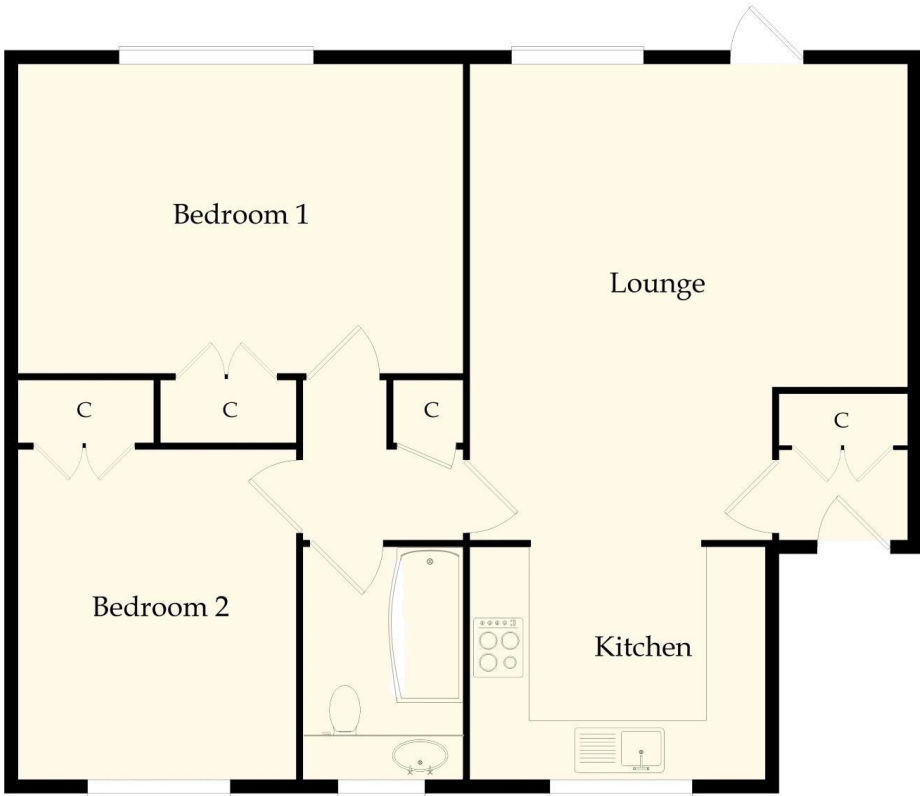
### **Approximate Gross Internal Area**

678 sq ft / 62 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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