

# 3 Corinthian Close

Penarth, The Vale Of Glamorgan, CF64 2LL



A very well presented and spacious two bedroom first floor flat in an excellent location for access to Llandough hospital, as well as both Cardiff and Penarth. The property is available immediately and comprises an entrance hall with built in cupboard, the kitchen with dining space, a very large lounge, two double bedrooms and a bathroom. There is unallocated parking on site while the hospital is just a short walk away,

**David  
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Your local Estate Agent & Chartered Surveyor  
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**Monthly Rental Of  
£750**

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
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with Cogan Train Station also being around half a mile. Viewing is recommended. EPC: C.

### **Accommodation**

#### **Entrance Hall**

Fitted carpet. Built in cupboard. Central heating radiator. Door entry phone.

#### **Lounge** 16' 4" x 13' 9" (4.98m x 4.2m)

Fitted carpet. uPVC double glazed windows to two sides. Dado rail and coved ceiling. Television and power points. Central heating radiator. Furniture including sofa, chair and a TV with unit.

#### **Kitchen** 16' 2" x 7' 1" (4.94m x 2.17m)

Fitted wall and base units with white high gloss doors and wood effect laminate work surfaces. uPVC double glazed window to the front. One and a half bowl stainless steel sink with drainer. Integrated electric oven and halogen hob, fridge freezer and extractor hood. Washer dryer. Dining space with table and chairs. Part tiled walls.

#### **Bedroom 1** 11' 6" x 8' 9" (3.51m x 2.67m)

Double bedroom with fitted, uPVC double glazed window, central heating radiator, built in wardrobes and power points. Furniture including bed with side tables and lamp and a chest of drawers.

#### **Bedroom 2** 9' 8" maximum x 14' 4" into recess (2.94m maximum x 4.38m into recess)

Double bedroom with fitted carpet, central heating radiator, power points, uPVC double glazed window and two built in wardrobes - one of which houses the gas central heating boiler.

#### **Bathroom** 5' 5" x 7' 9" (1.65m x 2.35m)

Suite comprising a panelled bath with electric shower, WC and a wash hand basin. Heated towel rail. Tiled floor and fully tiled walls. uPVC double glazed window.

### **Additional information**

#### **Availability and Furnishing Status**

The property is available immediately, on a furnished basis as described, pending the successful completion of the application process. Tenant(s) must have a combined basic income of £24,750 at the advertised rent of £750.00.

#### **Council Tax Band**

The Council Tax band for this property is C, which equates to a charge of £1441.25 for the year 2020/21.

#### **Notes**

No pets. The building has a secure fob entry system with intercom to the flat. There is a communal clothes drying area outside with washing lines.

#### **Our Fees**

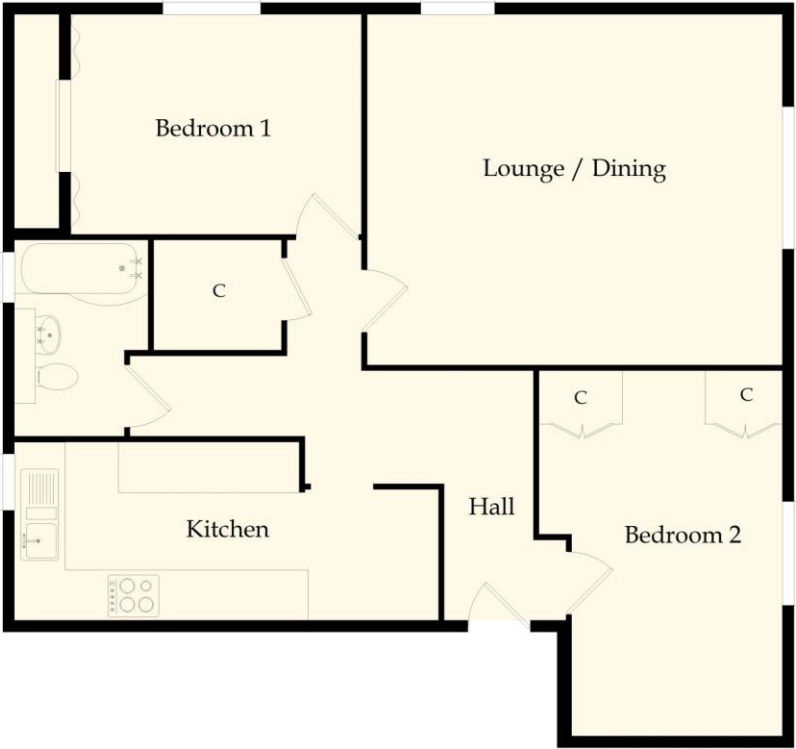
For all tenancies, we require rent paid one month in advance. Prior to the commencement of any tenancy, tenants must pay, in cleared funds, the first months rent unless otherwise agreed. A further payment of one months rent plus £100 is also due as a security deposit, this payment will be held in the Government backed TDS scheme.

Details of the Tenancy Deposit Scheme can be found at their website, [www.tenancydepositscheme.com/](http://www.tenancydepositscheme.com/). David Baker & Company is a member of The Property Ombudsman. David Baker & Company is a member of a Client Money Protection scheme operated by Client Money Protect (CMP).

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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