

6 Westwood Court

Stanwell Road, Penarth, Vale of Glamorgan, CF64 2EZ



A ground floor two bedroom flat in a block of retirement flats situated just off Stanwell Road within easy reach of public transport, both bus and train services, local shops and the town centre. The flat is in need of slight upgrading but offers ideal accommodation with low maintenance living comprising hall, lounge, kitchen, the two bedrooms and a bathroom. The property has its own patio to the rear with direct access from the living room, alongside excellent communal gardens, residents lounges, guest suite and unallocated car parking. No chain. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

Est. Penarth 1969

£190,000

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Accommodation

Entrance Hall

Fitted carpet. Coved ceiling. Power points. Electric heater. Two useful storage cupboards. Airing cupboard with hot water tank. Telephone point with telephone. Door entry phone.

Lounge 20' 7" x 9' 11" (6.27m x 3.02m)

Electric heater. Coved ceiling. Power points. Fitted carpet. uPVC double glazed patio doors with fitted curtains leading out to a small patio area. Telephone point. TV point.

Kitchen 8' 6" x 5' 10" (2.59m x 1.78m)

Range of wall units and base units and formica worktops. Built-in four burner electric hob with extractor above and oven below. Single bowl stainless steel sink with drainer. Plumbing for washing machine. uPVC double glazed window with fitted roller blind. Part tiled walls. Dimplex wall heater. Power points.

Bedroom 1 11' 6" x 8' 6" (3.50m x 2.59m)

Fitted carpet. Power points. uPVC double glazed window with fitted roller blind. Electric heater. Coved ceiling. Built-in wardrobes with matching set of drawers along one wall.

Bedroom 2 11' 0" x 8' 6" (3.35m x 2.59m)

Fitted carpet. uPVC double glazed window with fitted roller blind. Power points. Coved ceiling. Electric heater.

Bathroom

Suite comprising a panelled bath with electric shower, pedestal wash hand basin and WC. Two walls fully tiled. Extractor fan. Wall mirror. Dimplex wall heater.

Communal Facilities

Westwood Court benefits from attractively laid out communal gardens, unallocated car parking, guest suite and communal lounges.

Additional Information

Tenure

We are informed that the property is Leasehold, with 999 years from July 2017 and a share of the Freehold.

Service Charge

We are informed that the Service Charge is approximately £105.00 a month.

Council Tax Band

The Council Tax Band for the property is D, which equates to a charge of £2,003.04 for the year 2024/25.

Approximate Gross Internal Area

559 sq ft / 55 sq m.

Sinking Fund

The property is subject to a sinking fund payment of 1% of the final sale fee payable by the seller.

Energy Performance Certificate



Floor Plan



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