

# 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 it's 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  
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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.

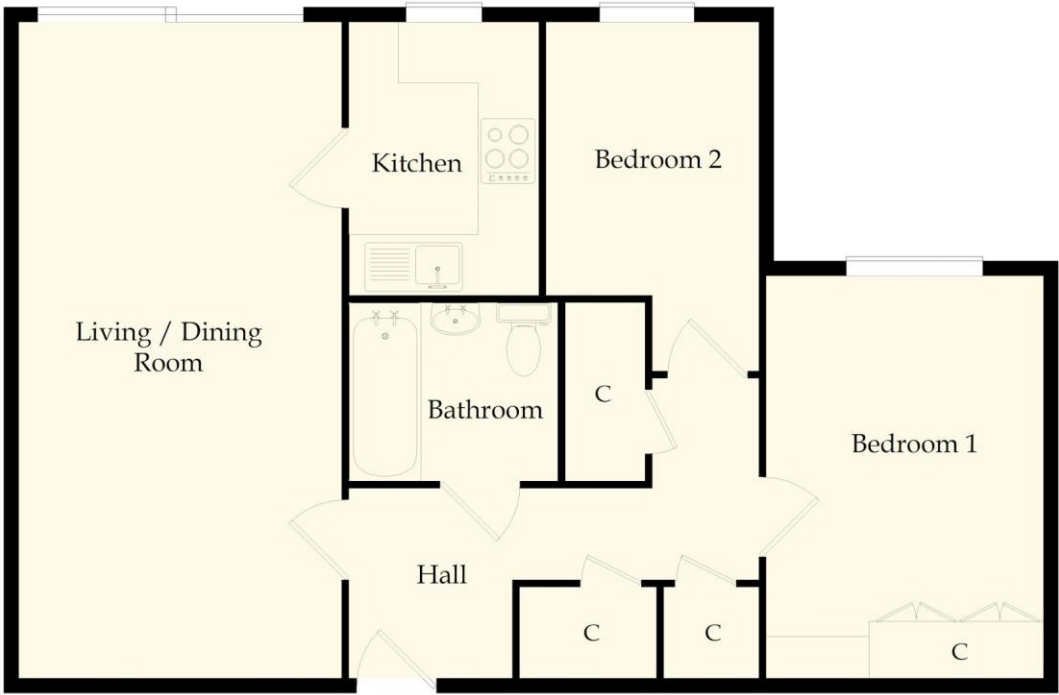
### **Sinking Fund**

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

Energy Performance Certificate

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

Floor Plan



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