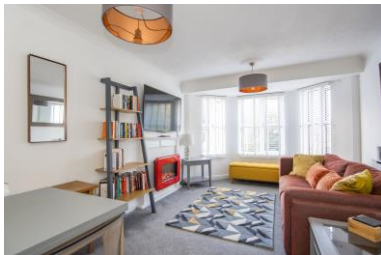


# 41 Alexandra Court

Penarth, Vale Of Glamorgan, CF64 3LA



An modernised and extremely well presented one bedroom third floor flat located in this popular development on the Esplanade and just a short walk up through Alexandra Park to the town centre. The property is on the back of the building with woodland views and comprises an entrance hall with two built-in cupboards, a kitchen, living / dining room, bedroom and bathroom. There is one allocated parking space in the gated area and the property is sold with no onward chain. EPC: D.

**David  
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**£165,000**

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## **Accommodation**

### **Entrance Hall**

Fitted carpet. Wall mounted electric heater with cover. Door entry phone. Two built-in cupboards, one with the hot water tank. Coved ceiling. Power point. Phone point. Doors to all rooms.

### **Living / Dining Room** 10' 9" x 16' 1" (3.28m x 4.91m)

A spacious living room with dining area and wide uPVC double glazed bay window to the rear with wooded view and fitted Venetian blinds. Fitted carpet. Wall mounted electric fire. Coved ceiling. Wall mounted electric heater with cover. Power points and TV point.

### **Kitchen** 5' 4" x 8' 10" (1.62m x 2.7m)

Tiled floor and part tiled walls. Fitted kitchen comprising wall units and base units with white gloss doors and laminate work surfaces. Integrated appliances including an electric oven, four zone electric hob with extractor hood over, and a microwave. Plumbing for washing machine. Recess for fridge freezer. Single bowl stainless steel sink with drainer. uPVC double glazed window to the side. Coved ceiling. Power points.

### **Bedroom** 8' 11" x 13' 4" (2.72m x 4.06m)

Double bedroom with uPVC double glazed window overlooking the trees of Alexandra Park. Fitted roller blinds. Fitted carpet. Wall mounted electric heater with cover. Power points. Coved ceiling.

### **Bathroom** 6' 8" x 4' 7" (2.04m x 1.4m)

Fully tiled bathroom with suite comprising a panelled bath with electric shower and glass screen, WC and wash hand basin. Extractor fan. Fitted wall light and mirror.

### **Communal Facilities**

The Alexandra Court development includes a gym, for the use of the residents, and a lift to all floors. To the rear of the building is a gated car park, with Flat 41 having one allocated parking space.

## **Additional Information**

### **Tenure**

We are informed that the flat is Leasehold, 999 years from September 1989.

### **Service Charge**

We have been informed that the service charge for 2023 will be £2408.48 (1st January 2023 to 31st December 2023). This charge includes the Buildings Insurance, Ground Rent and maintenance to all communal internal and external area. Water is charged separately and the property has a water meter.

### **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**

430 sq ft / 40 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   c
55-68	D	60   d	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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