

3 Rectory Court

Rectory Road, Penarth, Vale of Glamorgan, CF64 3AN



A very well presented and spacious first floor flat with balcony, garage and parking space, located just off the town centre in a quiet, leafy spot next to Penarth Lawn Tennis Club and bowls club. Accessed via a communal hall, the property comprises an entrance hall, living / dining room, kitchen, two double bedrooms, bathroom and additional WC. The balcony is off the living room and overlooks the communal gardens to the rear. Viewing is highly recommended. EPC: C.

**David
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£385,000

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Accommodation

Hall

Fitted carpet. Central heating radiator. Two built-in cupboards, one with fitted shelving and radiator. Coved ceiling.

Living Room 13' 9" x 26' 5" maximum (4.19m x 8.06m maximum)

A very spacious living room with lounge and dining areas. New fitted carpet. uPVC double glazed window with fitted roller blind to the rear and sliding doors out onto the balcony, both with attractive views over woodland. Coved ceiling. Two central heating radiators. Power points and TV point.

Kitchen 8' 8" x 10' 3" (2.63m x 3.13m)

Tiled floor. Fitted kitchen comprising wall units and base units with white gloss doors and laminate work surfaces. Part tiled walls. Integrated appliances including an electric double oven with grill, four burner gas hob and extractor hood. Plumbing for washing machine and dishwasher. Recess for a fridge freezer. One and a half bowl stainless steel sink with drainer. Dimplex electric plinth heater. uPVC double glazed windows to the rear and side overlooking the garden and balcony - both windows with fitted roller blinds. Coved and. Recessed lights. Cupboard housing the gas combination boiler.

Inner Hall 7' 5" x 4' 4" (2.25m x 1.33m)

Fitted carpet. Power point. Doors to the two bedrooms and bathroom. Coved ceiling.

Bedroom 1 13' 5" x 10' 10" (4.09m x 3.3m)

Double bedroom with extensive fitted bedroom furniture including cupboards, wardrobes and dressing table. Fitted carpet. uPVC double glazed window with fitted roller blind. Central heating radiator. Power points. TV point. Coved ceiling.

Bedroom 2 9' 5" x 9' 0" (2.86m x 2.75m)

The second double bedroom, again with built-in wardrobe. uPVC double glazed window with fitted roller blind. Central heating radiator. Coved ceiling. Power points and TV point.

Bathroom 7' 4" x 7' 0" into doorway (2.23m x 2.14m into doorway)

Tiled floor. Suite comprising a panelled bath with mixer shower and glass screen, WC and wash hand basin with storage below. Tiled walls. uPVC double glazed window with fitted roller blind. Heated towel rail. Extractor fan.

WC 4' 8" x 4' 9" (1.42m x 1.45m)

Fitted carpet. Central heating radiator. WC and wash hand basin. Coved ceiling. Extractor fan.

Outside

Balcony 10' 2" x 3' 3" (3.09m x 0.99m)

Accessed from the living room and laid to artificial grass. Views over the communal garden. Outside power point.

Garage and Parking Space

The property benefits from a garage in the attached block, along with the parking space to the front.

Communal Gardens

There are two communal gardens that the property has access to, one of which has clothes drying facilities. Both are well maintained gardens, with the larger garden mainly laid to lawn with a number of mature trees and shrubs primarily bordering the perimeter of the development. There is also a driveway leading down to the garage area with hardstanding. There is visitor parking on site.

Additional Information

Tenure

The property is held on a leasehold basis with a share of the freehold. The lease is 150 years from 1st January 2019 and has 145 years remaining.

Service Charge

We have been informed that the current service charge is £1300 per annum which includes the building insurance and cleaning and maintenance of common areas including the garden.

Council Tax Band

The Council Tax band is E, which equates to a charge of £2,290.68 for the year 2023/24.

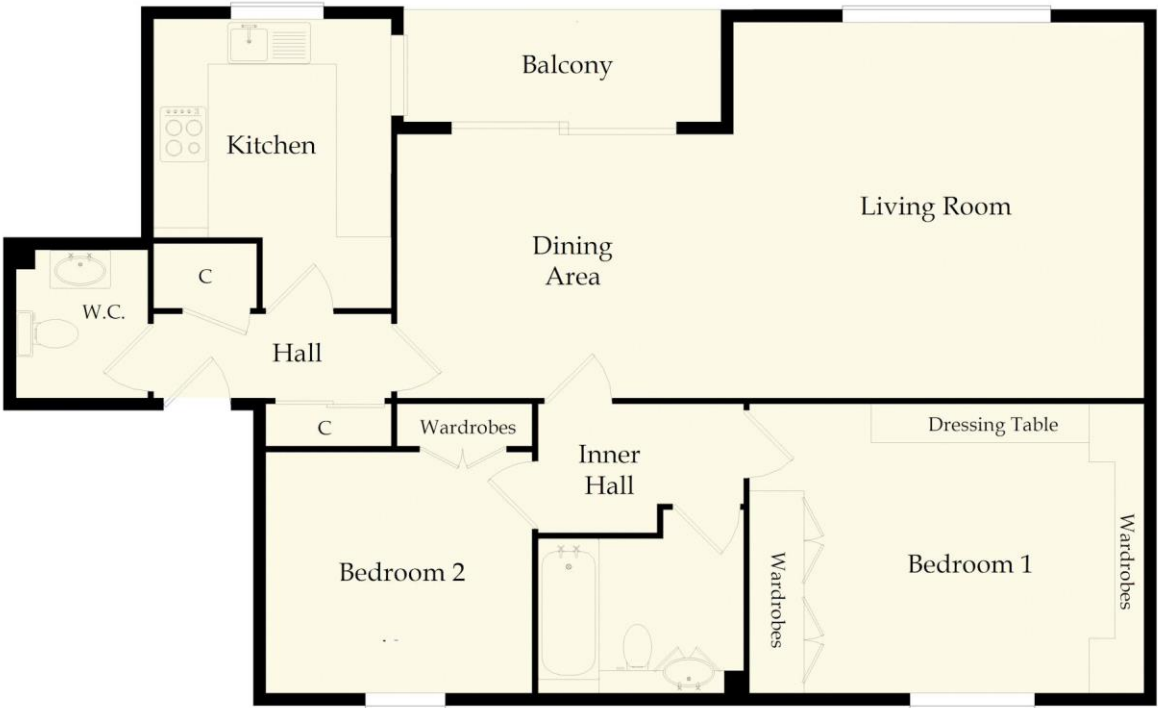
Approximate Gross Internal Area

785 sq ft / 73 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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