

# 10 Cwrt Jubilee, Plymouth Road

Penarth, Vale of Glamorgan, CF64 3DQ



A one bedroom flat with direct access onto the communal gardens, located on the westerly side of this popular retirement development in Penarth, very close to the town centre and with excellent communal facilities including a spacious lounge and a house manager. The property comprises an entrance hall, living room with dining space, kitchen, double bedroom and bathroom. There is no onward chain. EPC: C.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£125,000**

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## Accommodation

### **Entrance Hall**

Fitted carpet. Large airing cupboard with hot water cylinder and storage space. Fitted carpet. Power points. Coved ceiling. Doors to the living room, bedroom and bathroom.

### **Living Room 10' 8" maximum x 23' 5" maximum (3.25m maximum x 7.13m maximum)**

A spacious living room with dining area that opens onto the communal gardens on the westerly side of the building. Fitted carpet. Power points. Feature imitation fireplace. Coved ceiling. Electric wall heater. uPVC double glazed double doors. Glazed double doors into the kitchen.

### **Kitchen 7' 7" x 8' 7" maximum (2.32m x 2.61m maximum)**

Fitted kitchen comprising wall and base units with laminate work surfaces. Integrated appliances including a four zone electric hob, extractor hood and eye level electric oven. Single bowl stainless steel sink with drainer. Counter level recesses for fridge and freezer. Power points. Part tiled walls. Dimplex wall heater. uPVC double glazed window to the side. Coved ceiling.

### **Bedroom 9' 2" x 13' 7" to fitted wardrobes (2.80m x 4.13m to fitted wardrobes)**

Double bedroom with uPVC double glazed window overlooking the garden. Fitted carpet. Built-in wardrobes with mirrored doors. Electric wall heater. Power and TV points. Coved ceiling.

### **Bathroom 5' 8" x 6' 11" (1.72m x 2.1m)**

Suite comprising a panelled bath, vanity unit wash hand basin and a WC. Fully tiled walls and floor. Extractor fan. Heated towel rail.

## **Communal Facilities**

This popular development benefits from communal facilities including a spacious and very well used communal lounge that opens onto well landscaped gardens and patio area. There is also a laundry room and guest suite. Outside, there is unallocated car parking accessed from Plymouth Road. The development also has a resident house manager along with each flat having access to a 24 hour care line.

## Additional Information

### **Tenure**

We are informed by the vendor that the property is Leasehold, with 125 years from 2002.

### **Council Tax Band**

The Council Tax band for this property is D, which equates to £1,874.20 for the year 2023/24.

### **Service Charge**

We have been informed by the vendor that the service charge is currently £3294.56 per annum.

### **Ground Rent**

£350.00 per annum.

### **Approximate Gross Internal Area**

484 sq ft / 45 sq m.

## Energy Performance Certificate



## Floor Plan

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