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CARDIFF

VALE

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BRISTOL



*Woodland Court*



*Woodland Court is a small select development of just 3 apartments quietly tucked off road. Perfectly located with a short walk into the town center or to the local shops on Cornerswell Road. The Dingle train station is a heartbeat away.*

Comments by Mr Paul Davies



**Property Specialist**

**Mr Paul Davies**

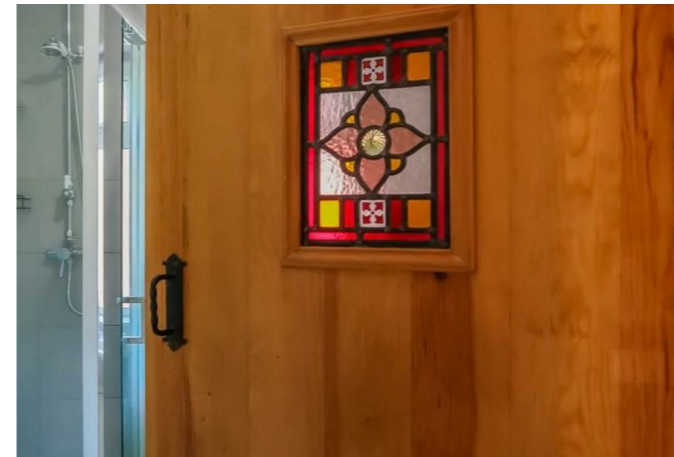
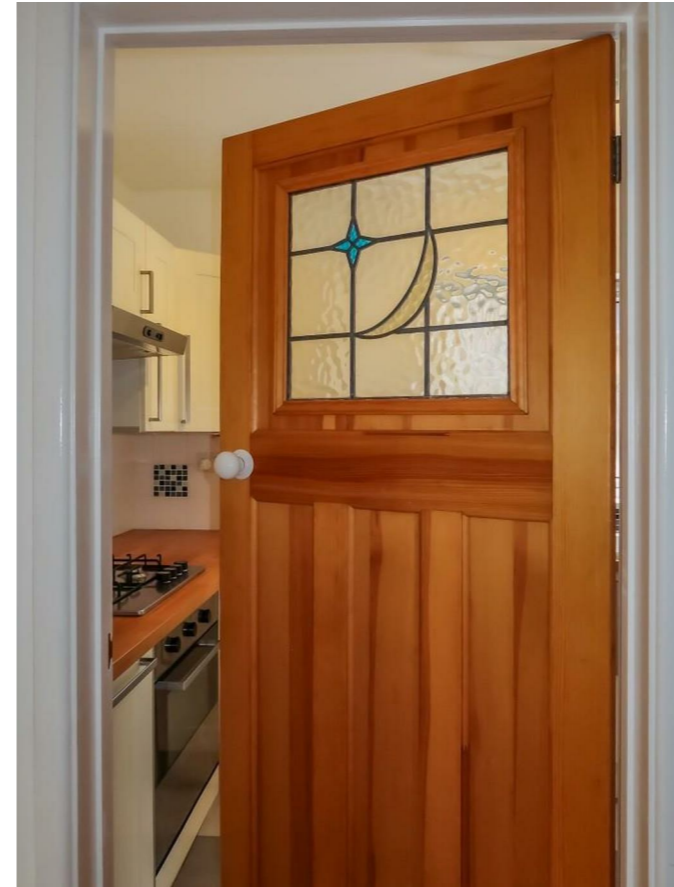
Property Management Co-ordinator

paul.davies@jeffreycross.co.uk



Comments by the Homeowner





# Woodland Court

, Penarth, CF64 2EX

£275,000



2 Bedroom(s)



1 Bathroom(s)



592.00 sq ft



Contact our  
**Penarth Branch**

02920415161

For sale with no chain and immediate occupation is this spacious purpose built flat. Located on the ground floor. Benefitting from a 999 year lease from 1984, private entrance plus an allocated single garage with electric door. Beautifully presented and further benefitting from access into a generous and enclosed communal courtyard Briefly comprising an entrance hall, spacious lounge with solid maple flooring, modern fitted kitchen - solid oak worktop and built in oven, hob & hood, 2 bedrooms - fitted wardrobes to the master plus a stylishly appointed shower room completes the accommodation. Complimented with upvc double glazing and gas central heating. Viewing highly recommended.



#### Entrance Hall

Private entrance hall leading to all rooms, double cloaks cupboard plus double airing cupboard - slatted shelving & small radiator, telephone point.

#### Lounge 14'4" max x 14'3" max (4.37m max x 4.34m max)

Spacious main living room, engineered maple flooring, 2 period radiators, sliding patio doors lead into the communal courtyard, window to side, TV point, twin BT telephone points.

#### Kitchen 12'1" x 6'7" (3.68m x 2.01m)

Fitted with a modern range of white wall and base units with solid oak worktops and inset china sink and drainer with mixer faucet tap, built in oven, hob & hood, space for fridge/freezer, plumbed for dishwasher and washing machine, features include corner carousel plus pull out 2 drawer unit, window to side, concealed gas boiler.

#### Bedroom 1 12'7" max x 8'8" (3.84m max x 2.64m)

Master double bedroom, window to front, fitted double wardrobe, telephone point.

#### Bedroom 2 9'5" x 7'3" (2.87m x 2.21m)

Generous bedroom, window to side.

#### Shower Room

Stylishly appointed modern white suite comprising a double cubicle, vanity wash hand basin with faucet taps and close coupled wc, tiled surround and tiled floor, window to side, heated chrome towel rail, twin shaver point.

#### Grounds

With off road parking to the front leading to the garage. Generous paved communal courtyard to the rear and both sides.

#### Garage 19'3" max x 9'6" max (5.87m max x 2.90m max)

Integral single garage - light & power, water tap, access via remote control electric up & over door.

#### Information

We believe the property is leasehold with ownership of a share of the freehold. There is a 999 year lease from the 24th June 1984 therefore with 957 years remaining. There is a monthly service charge of £50.01 agreed by the 3 flats - all shareholders in the company that own the Freehold.  
Council Banding - Band D £2,261.18 (2026-2027)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

