

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



STANWELL ROAD



#### COMMUNAL ENTRANCE

Intercom entry to all flats via lift & staircase, residents day lounge on each floor.

#### HALL

Access to all rooms plus access to the loft, deep airing cupboard housing hot water tank plus 2 separate cloaks/store cupboards, telephone point, intercom entry phone.

#### LOUNGE DINING ROOM

7.16m into bay x 3.02m (23'6" into bay x 9'11")

Impressively spacious living room with bay window to rear, TV point, telephone point.

#### KITCHEN

2.59m x 2.06m (8'6" x 6'9")

Fitted wall and base units with round edge worktop and inset stainless steel sink & drainer with mixer tap and tiled splash backs, built in oven, hob & hood, plumbed for washing machine and space for fridge, window to rear.

#### BEDROOM 1

3.40m x 2.57m (11'2" x 8'5")

Spacious double bedroom, window to rear, built in wardrobes - sliding doors.

#### BEDROOM 2

3.40m max x 2.06m (11'2" max x 6'9")

Window to rear.

#### BATHROOM

With panel 'Sit-In' bath plus shower attachment, pedestal wash hand basin and close coupled wc, tiled surround, extractor fan.

#### GROUNDS

Westwood Court benefits from a large communal landscaped front garden, mainly laid to lawn with central established shrub center piece, wooden benches throughout plus mature trees and borders, off road residents and visitor parking spaces.

#### INFORMATION




The flat is leasehold and we believe the lease is currently being extended to 999 years to coincide with a mutual completion date. There is no ground rent payable and the monthly service charge is currently £105 per calendar month. Council Band D - £2,003.04 2024-2025





## STANWELL ROAD

, CF64 2EZ - £175,000

 2 Bedroom(s)  1 Bathroom(s)  608.00 sq ft

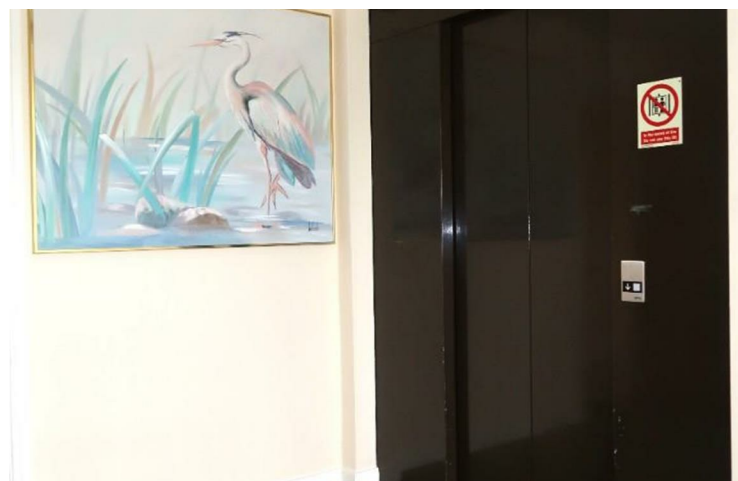
For sale with no on-going chain and located in the heart of the town center is Westwood Court. A complex of 35 retirement apartments set in large landscaped grounds. Perfectly positioned for walking distance into the town center and train station. Found on the top (4th) floor is this spacious flat. Suitable for persons aged 55 or more. To be sold with a 999 year lease from 2024. Briefly comprising a communal entrance with automated front door, lift & stairs to all flats, entrance hall - 3 cupboards for storage, over 23' lounge/dining room, fitted kitchen - appliances, 2 bedrooms - master with built in wardrobes and a bathroom - 'sit-in' bath. Complimented with double glazing and electric heating. There are residents parking facilities plus some visitor parking. Viewing highly recommended.



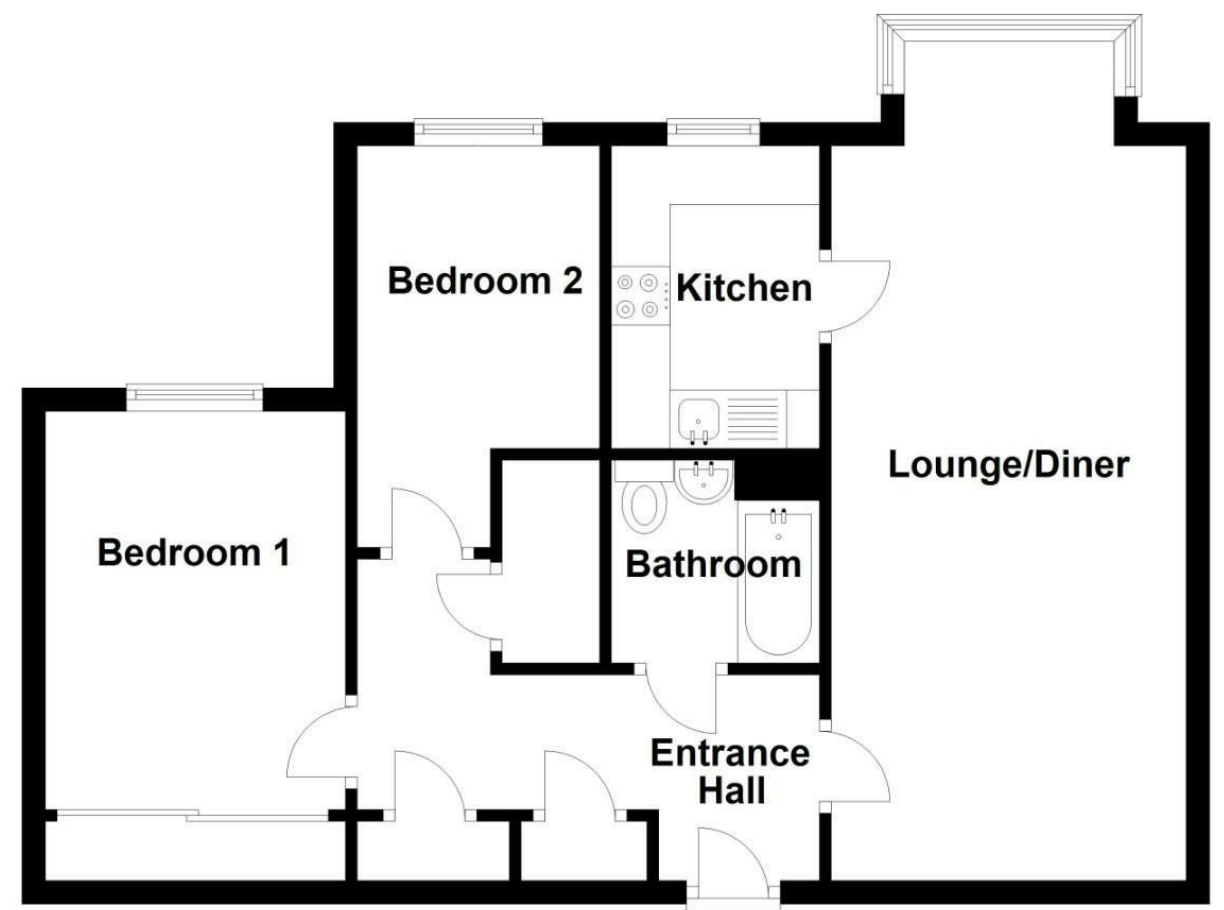
### PROPERTY SPECIALIST

Mr Paul Davies  
paul.davies@jeffreygross.co.uk  
Negotiator





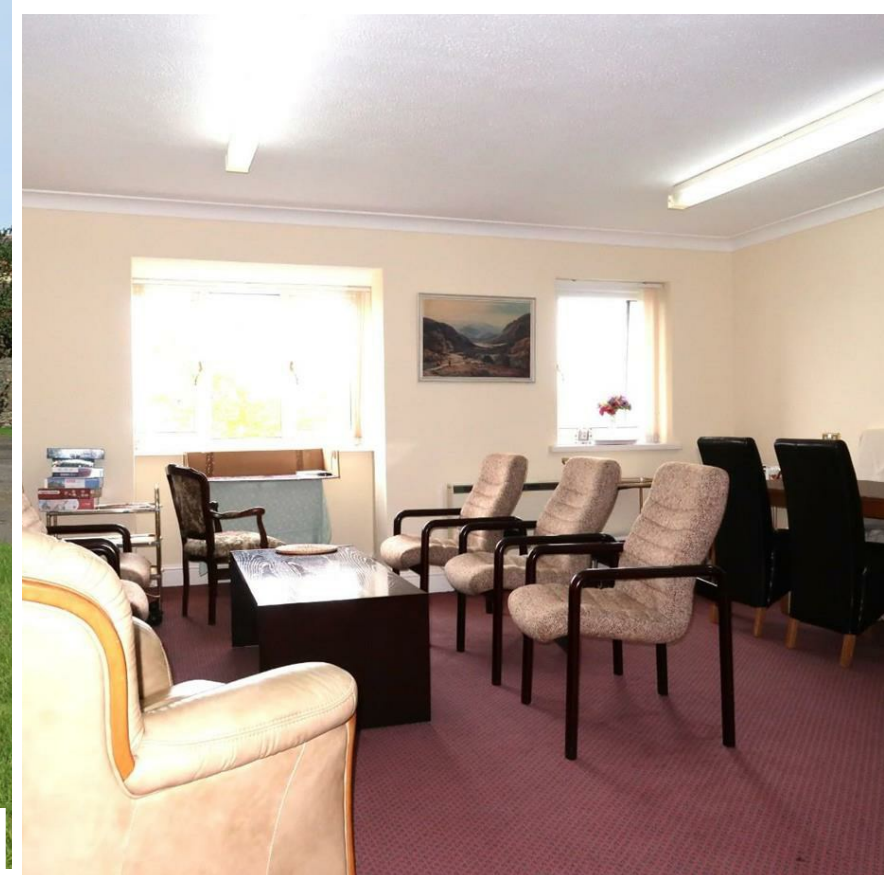
**Fourth Floor**  
 Approx. 56.5 sq. metres (608.5 sq. feet)



Total area: approx. 56.5 sq. metres (608.5 sq. feet)



Westwood Court, Stanwell Road, Penarth



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	