

Station Court,
Station Road,
Dinas Powys,
The Vale Of Glamorgan.
CF64 4DE

230,000



- Modern apartment
- En-suite master bedroom
- Open plan kitchen & living area
- Low service charge
- Study or dressing area
- Under-floor heating
- Car parking & communal garden
- View toward the village common
- Located in the heart of the village

Ref: PRA11269



Viewing Instructions: Strictly By Appointment Only

General Description

Immaculate two double bedroom flat located centrally in the village. Good specification including under-floor heating. Dedicated parking & communal garden. Share of freehold & low service charge.

Accommodation

Entrance Hallway

Accessed from immaculately maintained and carpeted, communal area.

Corridor with feature glass block walling in part and doors leading to the kitchen / living area, both bedrooms, bathroom and storage cupboard.

Luxury vinyl tile floor.

Door entry phone system.

Open Plan Living Area with Kitchen (21' 8" Max x 20' 4" Max) or (6.60m Max x 6.20m Max)

Fabulous and generously proportioned area combining the kitchen with living and dining areas.

Kitchen units forming an 'L' shape, island and extensive work surfaces with granite / solid wood finishes

Double sink unit, Range style oven plus integrated fridge / freezer and washing machine.

Space for a large dining table and chairs.

Plenty of natural light via a pair of windows with sunny westerly aspect and view towards the common.

Luxury vinyl tile floor.

Master Bedroom (14' 9" Max x 9' 10" Max) or (4.50m Max x 3.0m Max)

Large master bedroom with door leading to the en-suite bathroom.

Built in wardrobe.

Window with pleasant view towards the common.

Luxury vinyl tile floor.

En Suite (8' 2" Max x 5' 7" Max) or (2.50m Max x 1.70m Max)

Shower, WC and wash hand basin.

Fully tiled.

Bedroom 2 (9' 10" Max x 9' 10" Max) or (3.0m Max x 3.0m Max)

Double bedroom with luxury vinyl tile floor.

Pair of window with view towards the common.

Opening to the adjoining dressing room / study.

Dressing Room / Study (9' 10" Max x 6' 7" Max) or (3.0m Max x 2.0m Max)

A useful and versatile addition to the flat.

Ideal as a dressing room, study or cot room.

Bathroom (8' 2" Max x 5' 9" Max) or (2.50m Max x 1.75m Max)

Panelled bath, low level WC and wash hand basin.

Fully tiled floor and walls.

Window.

Outside

A car park to the rear of the development offers a single, dedicated car parking space and access to an area of communal decking with small garden beyond.

Further, unrestricted parking is available in the square and surrounding areas.

Lease Details

123 years from 2005.

Share of freehold.

£50 per month service charge.

Services

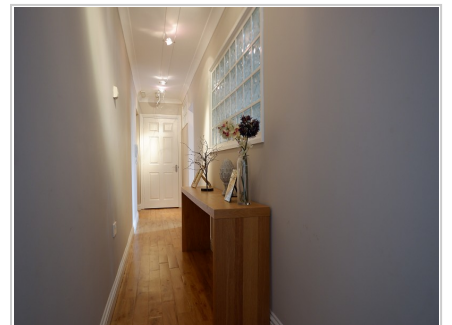
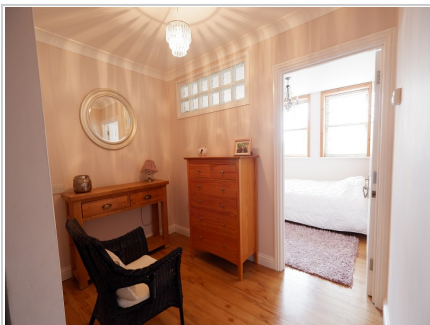
Mains electricity, mains water, mains drainage, mains gas

Tenure

We are informed that the tenure is Freehold

Council Tax

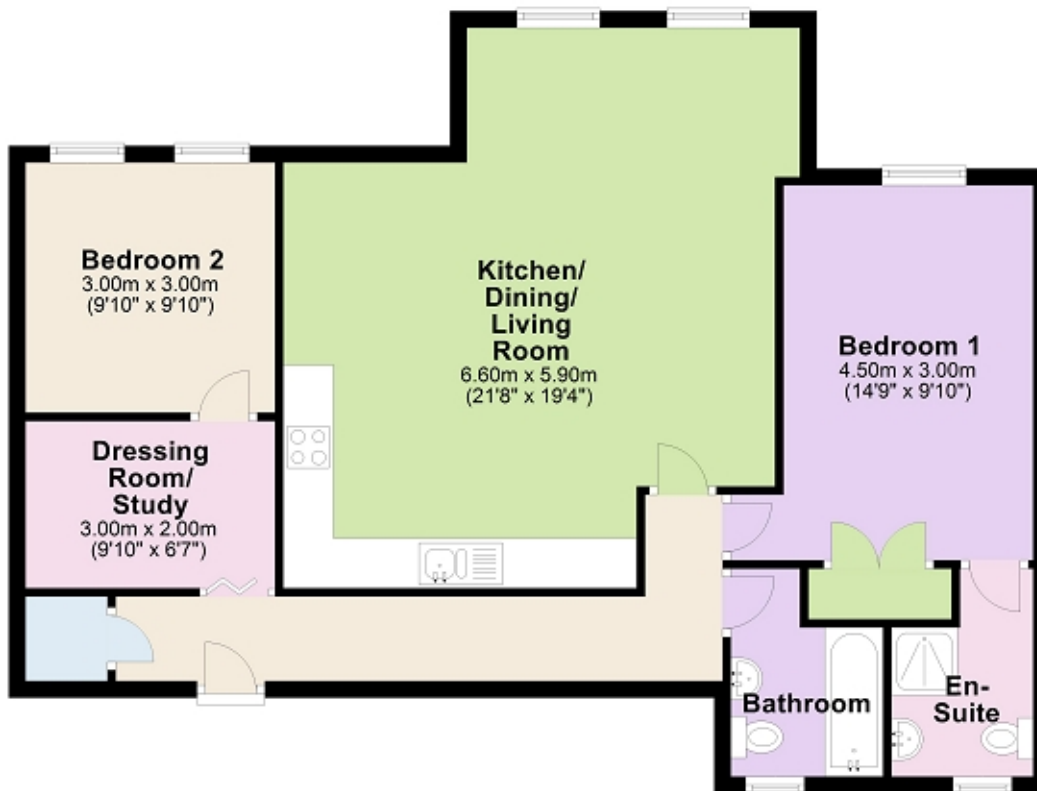
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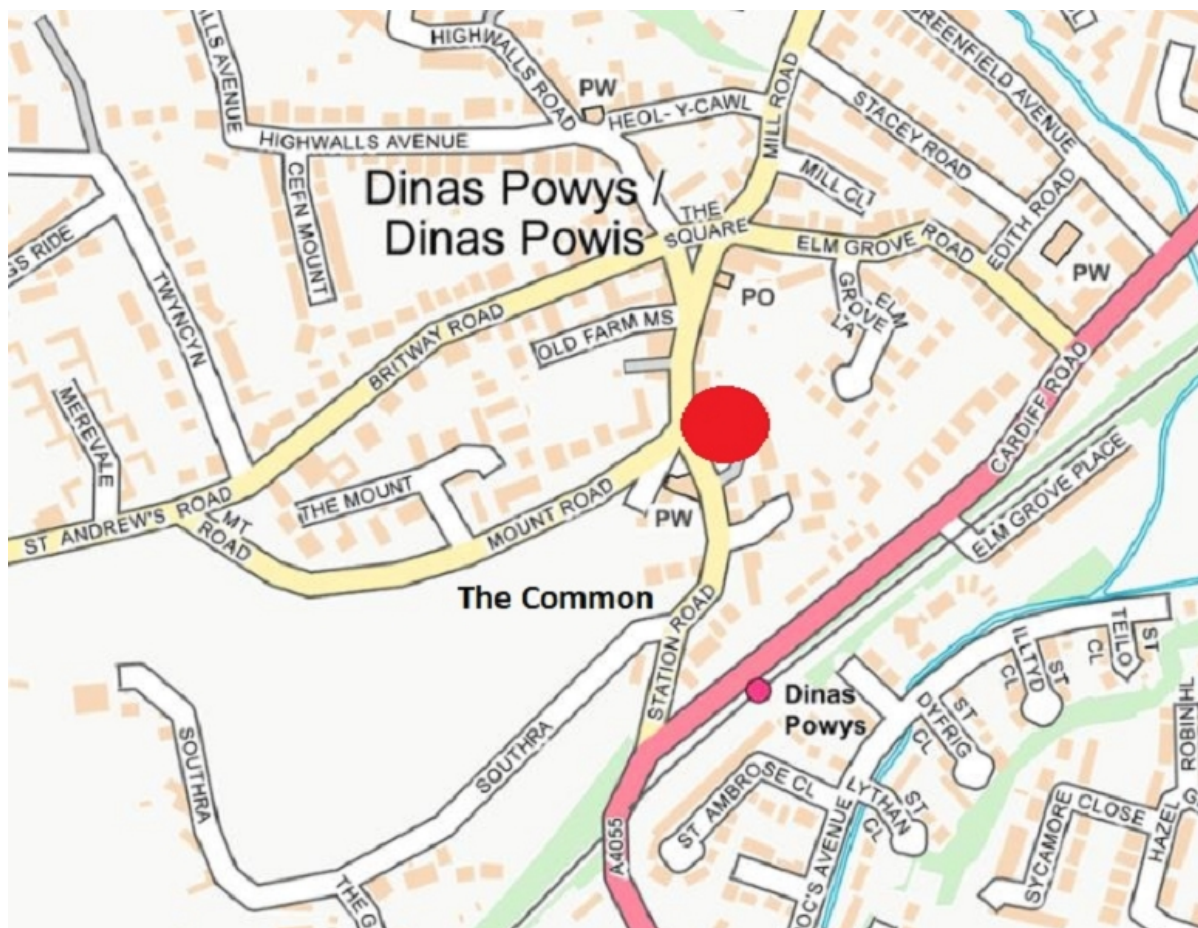
Ground Floor

Approx. 85.1 sq. metres (915.7 sq. feet)



Total area: approx. 85.1 sq. metres (915.7 sq. feet)

For illustration purposes only - not to scale





All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.