



11 De Clare Lodge

Westgate, Cowbridge, Vale of Glamorgan, CF71 7FR





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Vale of Glamorgan, CF71 7FR

Guide price: £375,000 Freehold

1 Bedroom : 1 Shower room : 1 Reception Room

A one bedroom, ground floor apartment within this prestigious development located close to Cowbridge Town and all its shops and amenities. In excellent order throughout, it includes: living room opening to own patio area, modern fitted kitchen. One double bedroom with walk-in wardrobe. Modern shower room. Communal gardens and parking.

EPC rating: B84

Directions

From our Cowbridge office, travel along High Street into Westgate. The entrance into De Clare Lodge will be located to your right, after about 25 yards.

- Cardiff City Centre 12.9 miles
 - M4 (J35, Pencoed) 6.1 miles
-

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

- * A ground floor apartment located in this prestigious development
- * Most conveniently located close to Cowbridge Town and all its shops and amenities.
- * In excellent order and ready to move in to
- * Entrance hallway with doors to store cupboard and further access to bedroom, shower room and to living room with kitchen beyond
- * Good sized living room with a glazed door leading to the side garden for De Clare Lodge, fronting on to Eagle Lane and divided from it by brick walling with iron railings a top.
- * The living room has, as a focal feature, an electric fire with traditionally styled surround
- * Lovely modern fitted kitchen including a range of base units and matching wall cupboards.
- * Appliances, where fitted, are to remain and include electric hob, oven, fully integrated fridge, freezer and washing machine.
- * A generous, double bedroom looks out over the side garden towards Eagle Lane. It has its own deep walk-in wardrobe featuring a range of shelves and hanging rails
- * Contemporary, fitted showersuite with corner cubicle, wc and basin together with integrated storage

GARDENS AND GROUNDS

- * 11 De Clare Lodge has a paved patio area, accessed directly from the living room
- * A larger, well-tended communal garden fronts the development for the use of all residents and their guests
- * There are a number of parking spaces for residents and visitors, available on a first-come, first-served basis

ADDITIONAL INFORMATION

De Clare Lodge, Cowbridge is a development of 37 luxury apartments just off the high street of Cowbridge for independent retirement living, with an emphasis on a social and active lifestyle. The development has been carefully designed to make life easier, leaving you free to enjoy your retirement; as well as being ideally located for local shops and transport links.

Churchill Development uses the latest construction materials, fixtures and fittings, for maximum energy efficiency and low utility bills. A lift is provided to all floors, so using the stairs whilst carrying heavy shopping isn't a chore. Furthermore including a Lodge Manager, Camera entry system, 24 hour Careline support system and an Intruder alarm system making the development safe and secure at all times. A great deal of importance is placed on the communal areas, providing a welcome area for you, your family and friends. All of their developments also have the added benefit of a Guest Suite to accommodate visiting family and friends.

Mains electric, water and sewerage service the property.

Leasehold. 999 years from 2019 (997 years remaining) Ground rent £500 per annum.
Service charge totals £2,436.82 per annum.

Occupation restricted to those over the age of 55. Council Tax: Band C

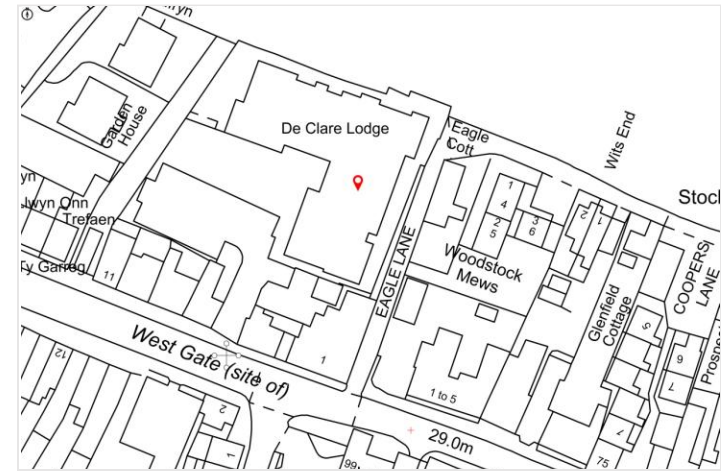
Ground Floor

Approx. 55.7 sq. metres (599.9 sq. feet)



Total area: approx. 55.7 sq. metres (599.9 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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