

31 De Clare Lodge, Westgate,
Cowbridge, Vale Of Glamorgan, CF71 7FR

Watts & Morgan



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Guide Price £389,950 Leasehold

1 Bedroom | 1 Bathroom | 1 Reception Room

An immaculate and well-kept one bedroom apartment within this prestigious retirement development.

Within a short stroll to Cowbridge High Street with its shops, amenities and services. Located on the second floor, with lift or stair access, enjoying wonderful elevated views across playing fields.

Accommodation to include: entrance hall, generous lounge opening into sleek fitted kitchen with appliances. Large double bedroom with walk-in wardrobe and a modern shower room.

Communal gardens with patio areas and seating, plus parking available to residents.

No ongoing chain. EPC Rating B.







Directions

Cowbridge Town Centre – 0.3 miles

Cardiff City Centre – 25.3 miles

M4 Motorway – 8.6 miles

Your local office: Cowbridge
T: 01446 773500
E: cowbridge@wattsandmorgan.co.uk







Summary of Accommodation

SITUATION

The Historic Market Town of Cowbridge is at the heart of the rural vale and is famous for its quality, individual shops, boutiques; restaurants, pubs and cafes; and is home to a centrally positioned Waitrose store. Further services include a health centre, leisure centre, various sporting clubs, public library and Old Hall Community Centre. There are also local primary and secondary schools within the town itself.

Access both east and west is via the A48, which by-passes the Town. The City of Cardiff which has the usual amenities of a Capital City lies some 13 miles to the east with a main line rail connection to London in around two hours. The M4 motorway lies to the north of Cowbridge and junctions 33, 34 and 35 service "The Vale". There are several golf courses within the area and the heritage coast with its cliff-top walks and mixture of sandy and stony beaches lies to the south and west.

ABOUT THE PROPERTY

This second floor luxury apartment located in this prestigious development is most conveniently located close to Cowbridge Town and all its shops and amenities. Within excellent order and ready to move in to.

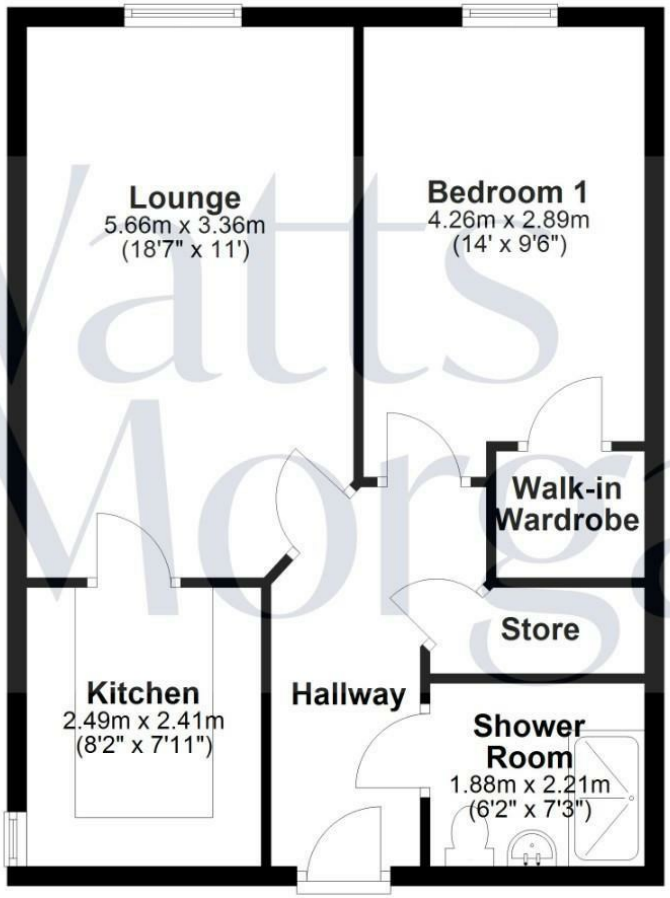
The entrance hallway has a large store cupboard with access to all accommodation.

The generous lounge has a wonderful open outlook across playing fields and fills this main reception room with plenty of natural light. From here, a glazed door opens into the lovely sleek fitted kitchen including a range of base units and matching wall cupboards. Appliances, where fitted, are to remain and include electric hob, oven with grill, fully integrated fridge, separate freezer and washer/dryer.

Also overlooking the playing fields is the large double bedroom which has its own deep walk-in wardrobe featuring a range of shelves and hanging rails. Adjacent to here is a contemporary fitted shower suite with corner cubicle, WC and wall hung basin set within a vanity unit.

Ground Floor

Approx. 54.0 sq. metres (581.2 sq. feet)



Total area: approx. 54.0 sq. metres (581.2 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

GARDENS AND GROUNDS

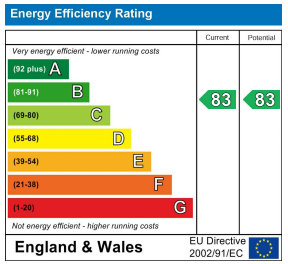
31 De Clare Lodge has access to the beautifully-manicured communal grounds to include paved areas with seating, and lawn with pretty planted borders. This area fronts the development for the use of all residents and their guests. Along with a number of parking spaces for residents and visitors, available via a parking pass 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 family and friends. Also with the added benefit of a payable Guest Suite to accommodate visiting family and friends.

Mains electric, water and sewerage service the property. Leasehold. 999 years from July 2019. Ground rent £575 per annum. Service charge totals £4,013 per annum.
Occupation restricted to those over the age of 55. Council Tax: Band C. Note: awaiting probate.



Scan to view property



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