



**KEY**  
EXECUTIVE  
SALES

**Guide Price £360,000 , Windsor Gardens Windsor Road, Penarth, Cardiff  
CF64 1JJ**



- Spacious Two Bedroom Apartment
- Open Plan Lounge with Fully Integrated Designer Kitchen
- Gated Allocated Parking with Electric Charging Point
- Residents Gym
- Mandarin Stone Ceramic Bathrooms
- Solar Panel Assisted Electric Heating
- Lift Access From Under Croft Parking to all Levels

**About The Development**

Windsor Gardens Penarth is a brand-new contemporary luxury development of 21, 1- and 2-bedroom apartments from the renowned developer, Rush Residential.

Set over three floors with under-croft secured parking, these stylish apartments come with a contemporary modern finish, offering the homeowner a warm and inviting property. Windsor Gardens is different to so many developments with its thoughtful build to include:

- Energy efficient building fabric
- Renewable energy surfaces
- Modern heating, venting, and electrical installations
- Water conservation measures
- Electric car charges

Windsor Gardens will come with a beautiful communal Zen Garden, onsite gym with peloton bikes, and a 999 year lease.

Due to current legislation changes in Wales there will be no ground rent and service charge information will be available at a later stage, and will be fairly proportioned across the sizes of each apartment. The development will further benefit from lifts to each floor, and lifts coming from the under-croft parking, giving the homeowner that real convenient living experience.

**About The Area**

Penarth - An elegant Victorian seaside town situated in the Vale of Glamorgan, Penarth is a vibrant and exciting place

to live, work and play with a population of just over 22,000. With five primary schools and two secondary schools, it is a popular place to raise a family.

It boasts a thriving town centre, offers a variety of shops, delicatessens, and organic food within the beautiful Victorian Arcade.

Similarly, the town offers stunning listed buildings and structures of special local and historic interest that contribute to the environmental and cultural heritage of Penarth. As well as shopping, you can find plenty of outdoor areas such as the beach, esplanade, cliff tops, railway path and Cosmeston Lakes & Country Park; providing lots of options for family activities, walker and joggers. Local rugby, football, hockey, and cricket clubs also contribute to the active community.

Penarth also lies approximately four miles from Cardiff city centre thanks to the excellent transport links by rail and by bus. The Cardiff Bay Barrage offers a safe, traffic free route for much of the way for those wishing to cycle, scooter, or walk

Service Charge £2000pa ( estimated ) / 999 year lease / No Ground Rent Charge



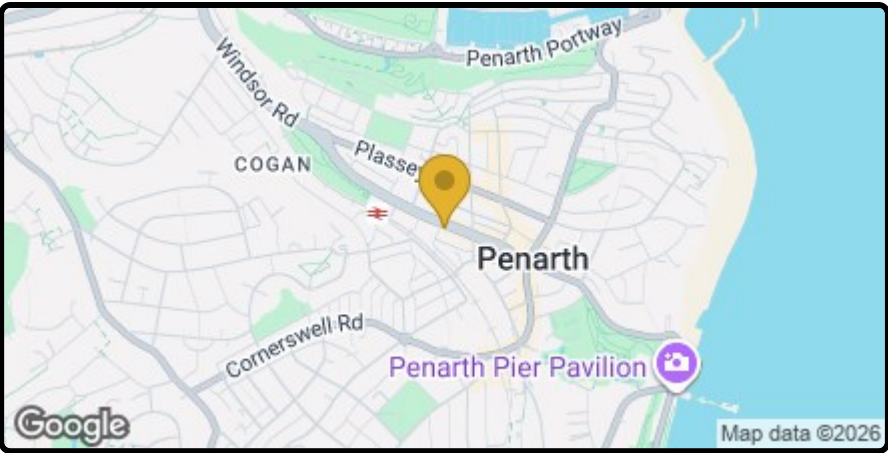
**, Windsor Gardens Windsor Road,  
Penarth, Cardiff, CF64 1JJ**

Apartment 6 Windsor Gardens is a stunning and spacious two bedroom apartment ( 753 sq ft ) situated on the first floor of Windsor Gardens with floor to ceiling glass bringing in ample light. The property consists of an open plan kitchen living room perfect for entertaining. The stylish kitchen is fitted with Bosch appliances. The apartment offers two double bedrooms, master with en-suite and main bathroom. The property benefits further from secure under-croft parking with electric car chargers, state of the art electric heating, double glazing and ample storage.

The bathrooms are designed in a mandarin stone finish with black or rose gold vein, Tissano bathrooms with showers, bath, low level wc and vanity units with a black matt finish. The flooring is luxury vinyl throughout in a sierra or blackjack oak, with carpet for the bedrooms.

Each apartment will come with high end flooring and will be tastefully and beautifully decorated throughout.

Disclaimer - Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by Key Executive Sales. Key Executive Sales accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.



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

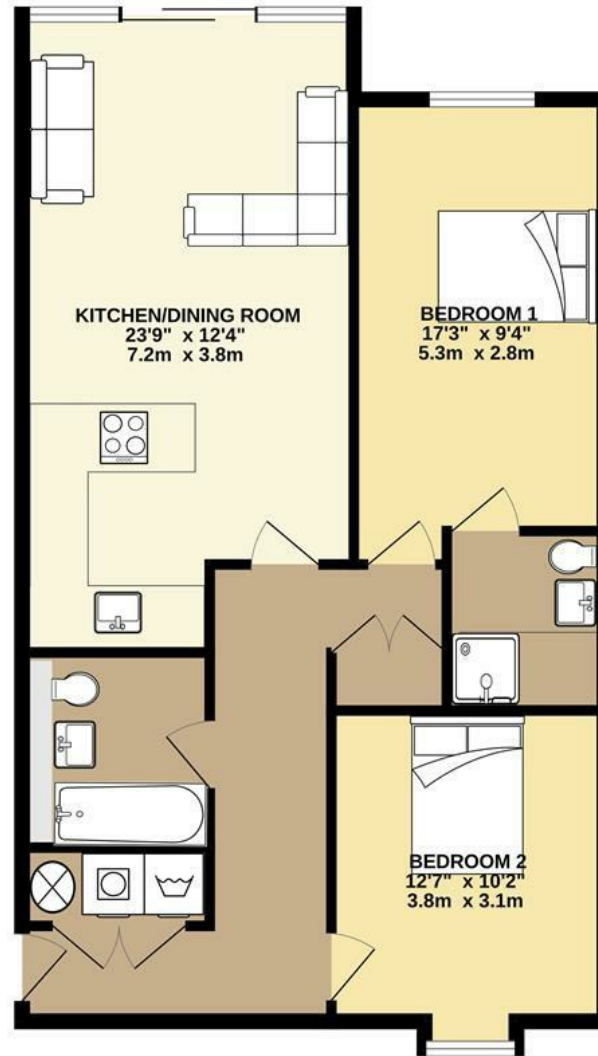
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Key Executive Sales**

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GROUND FLOOR  
786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq.ft. (73.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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