

# The Esplanade

PENARTH, CF64 3LA

GUIDE PRICE £210,000

Hern &  
Crabtree



# The Esplanade

Ground floor, purpose-built apartment occupying a superb position along Penarth Seafront. Offered to the market with no onward chain.

Accessed via a well-maintained communal entrance, the apartment opens into the entrance hallway that leads through to a generously proportioned living room. French doors and windows to the rear elevation allows plenty of natural light to flood the space, making it an ideal room for both relaxing and entertaining.

The fitted kitchen is neatly arranged and practical, complementing the living accommodation without compromising on space. There are two well-sized bedrooms, with the main bedroom enjoying the added advantage of an en-suite shower room. A separate family bathroom serves the remaining accommodation.

Further benefits include secure allocated parking to the rear, and access to a residents' fitness suite—a particularly appealing feature for those seeking a low-maintenance lifestyle with added amenities.

This is an ideal property for buyers looking to downsize or retire to a desirable seafront location, as well as those making a first step onto the property ladder in one of Penarth's most sought-after locations.



# 609.00 sq ft

## Communal Hallway

The communal hallway can be accessed from The Esplanade and the communal car park, both benefiting from secure entry systems.

## Hallway

Enter from the communal hallway. Coved ceiling. Fitted airing cupboard with concealed hot water tank. Further fitted storage cupboard. Telecom phone. Electric radiator.

## Living Room

Double glazed French doors to the rear elevation. Two double glazed full length windows to the rear elevation. Coved ceiling. Feature mantle piece with raised hearth. Electric radiator. Panelled double opening doors lead to:

## Kitchen

Double glazed window to the rear elevation. Coved ceiling. Wall and base units with worktops over. One and half bowl sink and drainer with mixer tap above. Integrated four ring electric hob with tiled splashback and cooker hood over. Integrated oven. Plumbing for washing machine. Space for slimline dishwasher. Integrated fridge freezer. Vinyl flooring. Electric wall heater.

## Bedroom One

Double glazed window to the rear elevation. Coved ceiling. Fitted wardrobes and overhead storage. Electric radiator. Door leading to:

## En Suite

W/C and wash hand basin. Vanity unit. Shower quadrant with electric shower over and glass sliding doors. Wet panel walls. Vinyl flooring. Extractor fan. Electric wall heater.

## Bedroom Two

Double glazed window to the rear elevation. Coved ceiling. Electric radiator.

## Bathroom

W/C and wash hand basin. Vanity unit. Bath with mixer tap. Tiled walls. Vinyl flooring. Extractor fan. Electric wall heater.

## Communal Gardens

Communal gardens to the front, offering panoramic, far-reaching views across the promenade, the Bristol Channel, and Penarth Pier.

## Parking

Gated entrance to the development for vehicle access. Allocated parking space. Bin storage area.

## Fitness Suite

An on-site fitness suite available exclusively to residents.

## Tenure

Leasehold. 999 years from 1990 with 963 years remaining. Annual service & maintenance charges £2,448.

## Additional Information

Council Tax Band D (Vale of Glamorgan). EPC rating C.

## Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions. Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



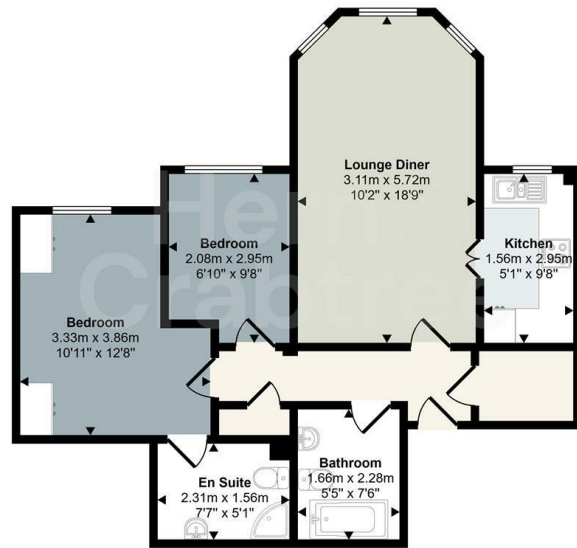
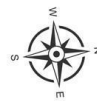
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	79
England & Wales		EU Directive 2002/91/EC	



Approx Gross Internal Area  
57 sq m / 609 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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