

The Esplanade

PENARTH, CF64 3LA

GUIDE PRICE £150,000

Hern &
Crabtree



The Esplanade

An opportunity to purchase a two-bedroom ground floor apartment which benefits from double glazed UPVC fenestration, electric heating, allocated parking and access from the lounge to a small external patio area.

The apartment is located on the Esplanade within the sought-after seaside town of Penarth, the seafront has a number of eateries, bars and coffee shops along with the Pier and attractive gardens. The town itself has good schooling, local shops, boutiques and further bars and restaurants. Excellent access is also provided to Cardiff Bay via the barrage along with good transport links to Cardiff City Centre.



Approx 609.00 sq ft

Council Tax Band: D

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.

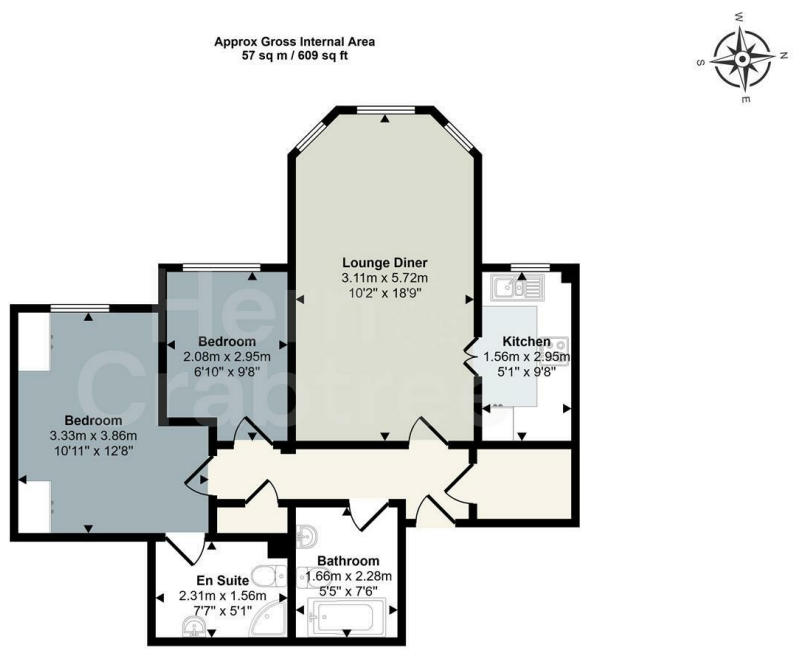
Disclaimer

Property details are provided by the seller and not independently verified. Buyers should 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 H&C. Hern & Crabtree 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.

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.



Good old-fashioned service with a modern way of thinking.



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.



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

