



**£185,000**  
leasehold

**Paget Road,  
Penarth CF64 1NQ**

- EPC Rating: B
- Contemporary Top Floor Apartment
- 2 Double Bedrooms, En-Suite & Bathroom
- Lounge Open Plan To Fully Integrated Kitchen
- Balcony and Parking Space





## About The Property

Located on the top floor, a beautifully presented modern apartment which has been finished to a high specification and benefits from an allocated parking space and security entrance. From the balcony this stylish home enjoys partial views towards the Bristol Channel and beyond. The apartment comprises a spacious entrance hall with a double size utility closet - housing plumbing for an automatic washing machine in addition to the combination boiler, a generous lounge/dining area which is open plan to a contemporary kitchen - fully integrated with fridge, freezer, dishwasher plus a built-in oven & hob. There are 2 double bedrooms and the master bedroom has a modern en-suite shower room/wc, plus a separate equally stylish main bathroom. Features include gas central heating, double glazing and the 10 year NHBC guarantee. Viewing highly recommended.

## Accommodation

### Communal Entrance

Entered at the ground floor via a security entrance with a entry-phone system. Stairs to the second floor landing.

### Entrance Hallway

The 'L' shaped hallway is entered via a part glazed front door. Entry phone to operate the communal front door. Radiator. Large, built-in utility cupboard housing the Potterton central heating boiler and plumbing for a washing machine.

### Lounge / Dining Room

16' 6" approx. x 11' 6" ( 5.03m approx. x 3.51m )

An open plan lounge/dining area with a double glazed sliding patio door leading out to the very pleasant full width balcony, which has some views of the Bristol Channel. Radiator. TV aerial and telephone points.

Open to:-



### Kitchen

9' 8" approx. x 8' approx. (2.95m approx. x 2.44m approx.) Fitted with a comprehensive range of light coloured base and wall units with under lighting and contrasting dark grey worktops with an inset stainless steel 'one and a half bowl' sink and drainer. Integrated appliances include a fridge, freezer and dishwasher plus a built-under fan assisted oven with a four ring ceramic hob and a stainless steel canopy style extractor over. Inset LED lights and ventilation extractor to the ceiling. Radiator.

### Bedroom One

13' 9" max. into doorway x 10' 2" max. ( 4.19m max. into doorway x 3.10m max. ) A double bedroom with a double glazed window to the front aspect. Radiator. TV aerial point. Recess for wardrobe. Door to:-

### En-Suite

Contemporary white suite comprising a close coupled wc, a pedestal wash hand basin, and a double width shower enclosure fitted with a thermostatic shower. Ceramic tiled splash areas. Inset LED lights and ventilation extractor to the ceiling. Heated towel rail. Shaver point.

### Bedroom Two

13' 9" x 8' 5" ( 4.19m x 2.57m ) Second double bedroom, with a double glazed window to the front elevation. Radiator.

### Bathroom

A white suite comprises a panelled bath with mixer taps and shower head, a pedestal wash hand basin and a close coupled wc. Ceramic tiled splash areas. Heated towel rail. Inset lights and ventilation extractor.

### Gardens and Parking

Landscaped grounds and a single allocated parking space.

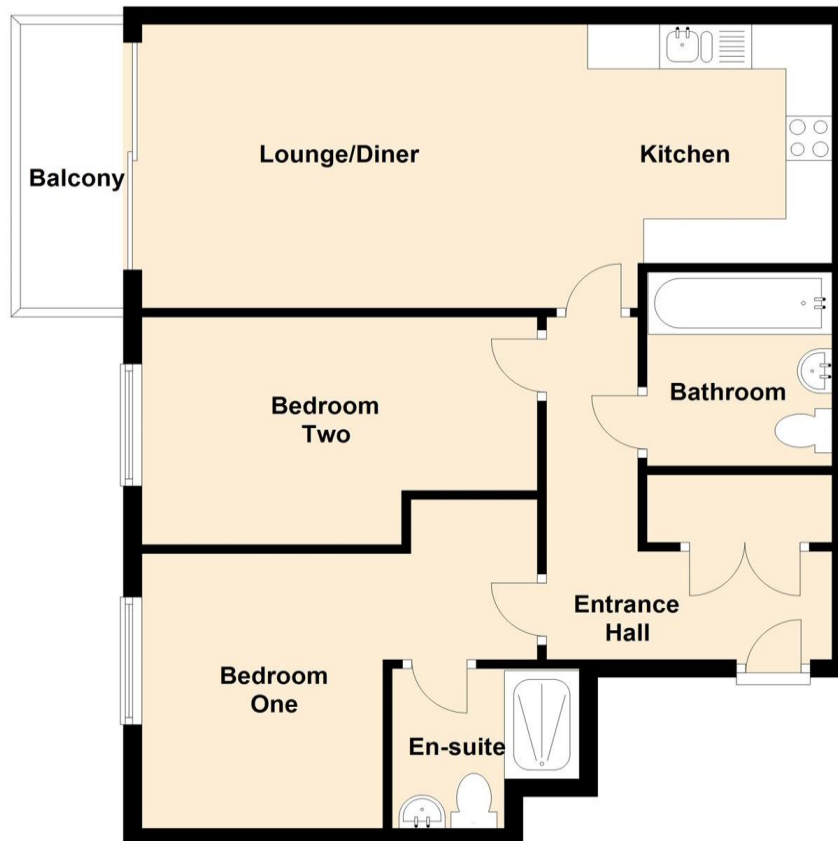
### Lease Details

125 Year lease from 1/1/12. Annual ground rent of £250. Current service charge is £1434.06 and includes buildings insurance, water rates, communal electricity, garden and fire maintenance, management fees, cleaning communal areas, and general repairs.

### Council Tax Band

Band E and for 2017/2018 the charge payable is £1740.35

### Second Floor



This floorplan is a purely representative illustration of the layout and should not be used as an exact scale. Plan produced using PlanUp.

#### Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.