

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



WINDSOR ROAD  
PENARTH



#### ENTRANCE HALL

#### LIVING DINING KITCHEN

7.11 x 5.03 (23'4" x 16'6")

Individually designed modern grey kitchens, White Quartz worktops, Stainless steel under-mount sinks, Full complimentary integrated, appliance packs included as standard Fridge /Freezer, Dishwasher, Induction hobs, In ceiling extractor

#### UTILITY ROOM

1.98 x 1.57 (6'6" x 5'2")

Utility rooms throughout with plumbing for washing machine, Electric heating

#### BATHROOM

Wall and floor tiles by Porcelanosa. Contemporary sanitary ware with chrome fittings, Heated chrome towel rail

#### FIRST FLOOR

#### BEDROOM 1

3.68 x 3.18 (12'1" x 10'5")

#### DRESSING AREA

2.49 x 1.40 (8'2" x 4'7")

#### EN SUITE

#### BEDROOM 2

4.09 x 3.10 (13'5" x 10'2")

#### EN SUITE.

#### BALCONY

3.15 x 1.45 (10'4" x 4'9")

#### TENURE

We are informed by our client that the property is Leasehold, with a 247 year lease. This is to be confirmed by your legal advisor.

#### SERVICE CHARGES

We are advised by our client that the service charge for Apartment 3 is £1,684.82 per annum with Ground Rent of £400 per annum. Total per annum - £2,084.82

#### ADDITIONAL INFORMATION

##### GENERAL

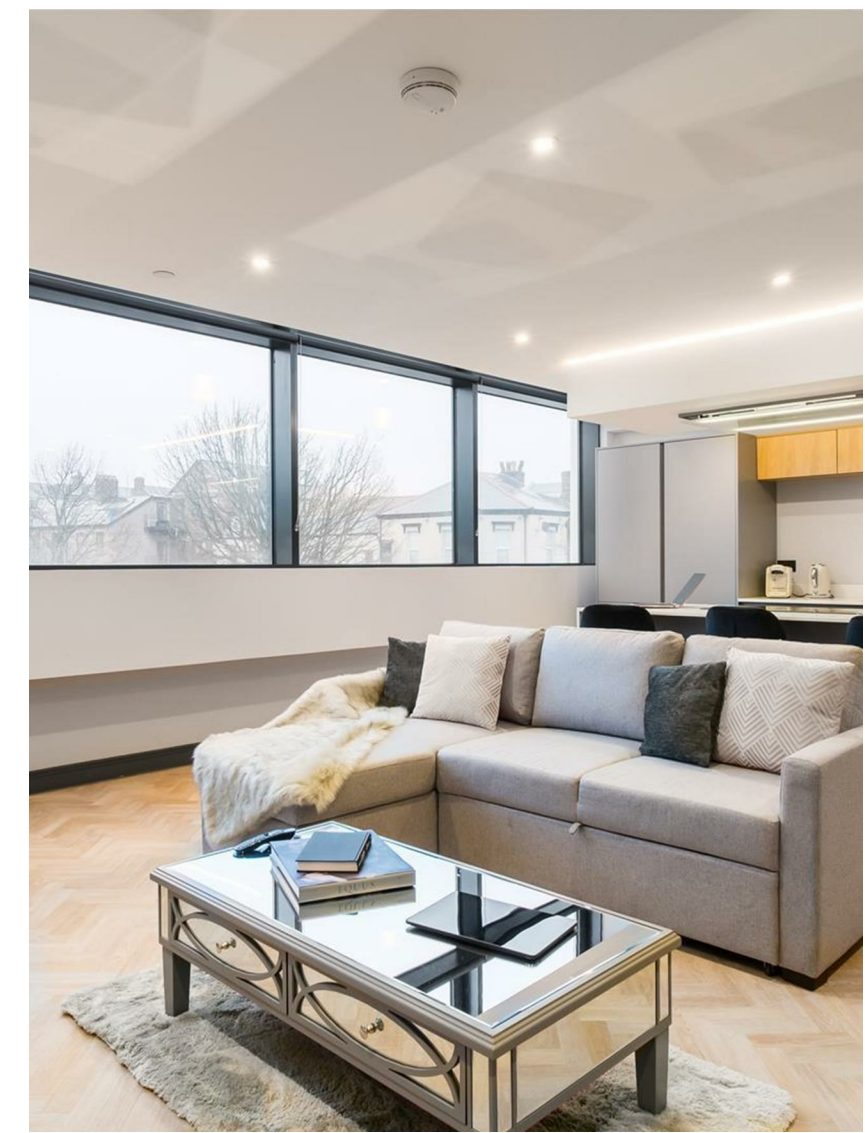
Secure underground parking  
10 year new home warranty  
Composite decked balconies  
LVT oak herringbone floors to living areas and hallways  
Communal Halls have Art Deco inspired LVT flooring  
Communal Lift

##### ELECTRICAL

Satellite points to living room and bedrooms for wall mounted TVs, LED spotlights to hall and living room, Black nickel switches and sockets. Colour video entry phone system, Smoke alarm fitted as standard and Sprinkler system throughout.

##### PENARTH




Conveniently located in the centre of the thriving seafront town of Penarth, The Moorwell takes inspiration from its Art Deco era façade. Penarth is known as "The Garden by the Sea" and has retained its historic charm but benefitted from an influx of delightful bars, restaurants and independent stores. Regular train services operate between Penarth, Dingle Road and Cardiff Central with an average journey time of 15 mins. For details on viewings arrangements or any questions you may have, please direct to Elliott, Sarah of Jeff.





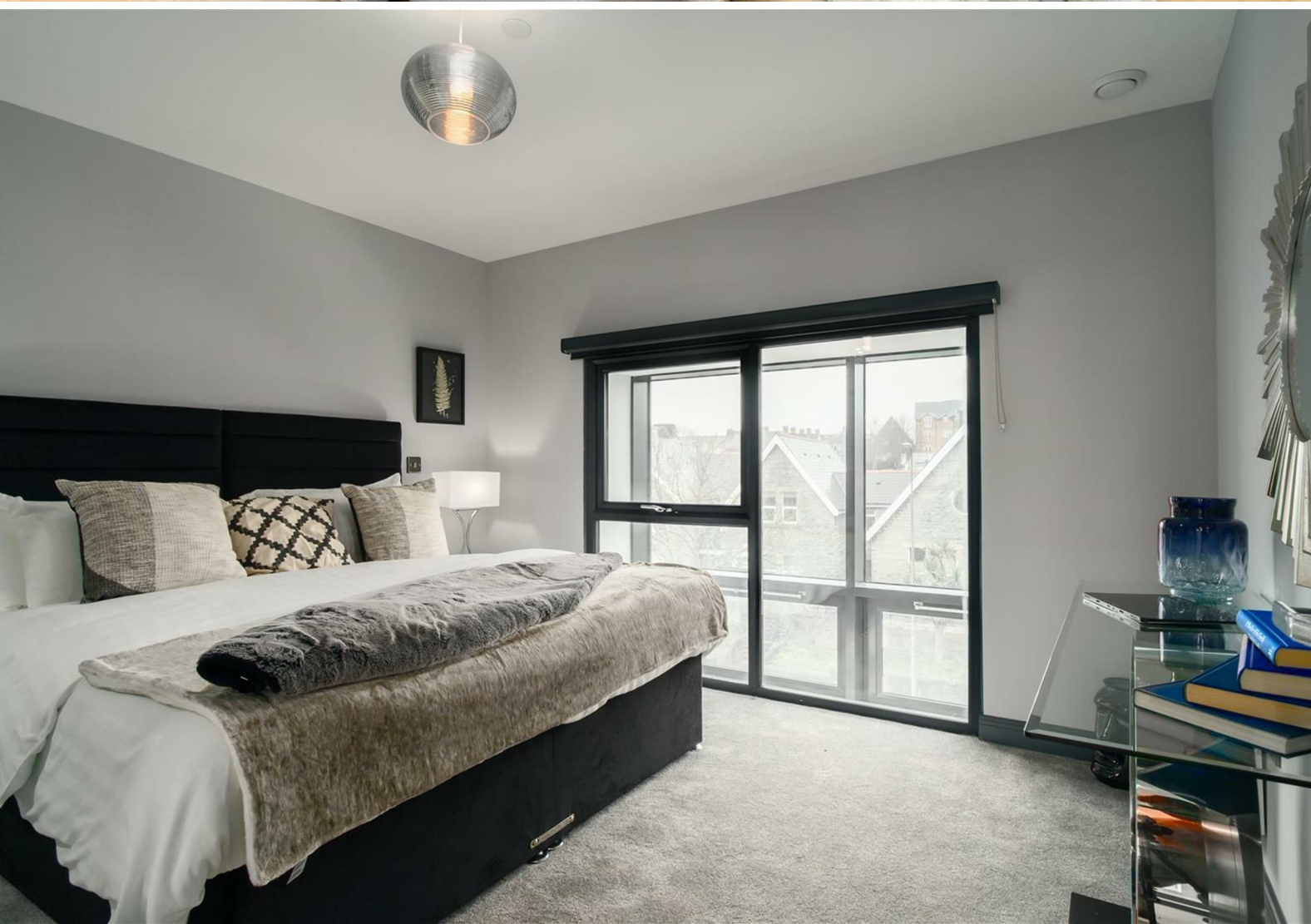
## WINDSOR ROAD

PENARTH, CF64 1JJ - £399,950

 2 Bedroom(s)  3 Bathroom(s)  1032.00 sq ft

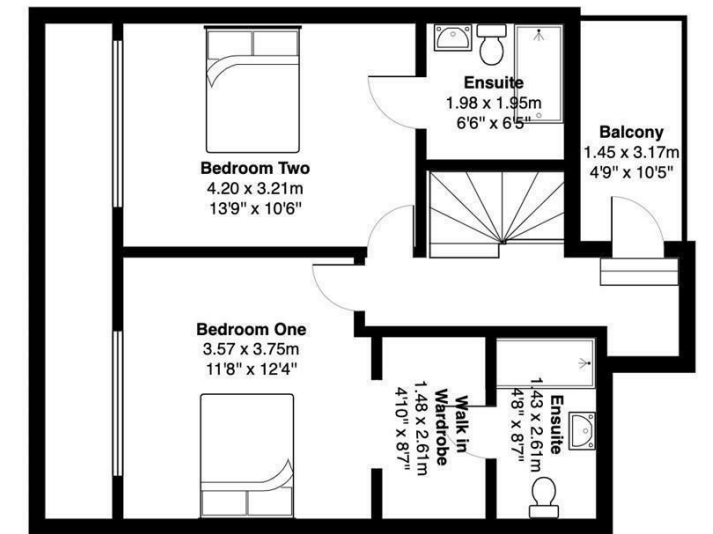
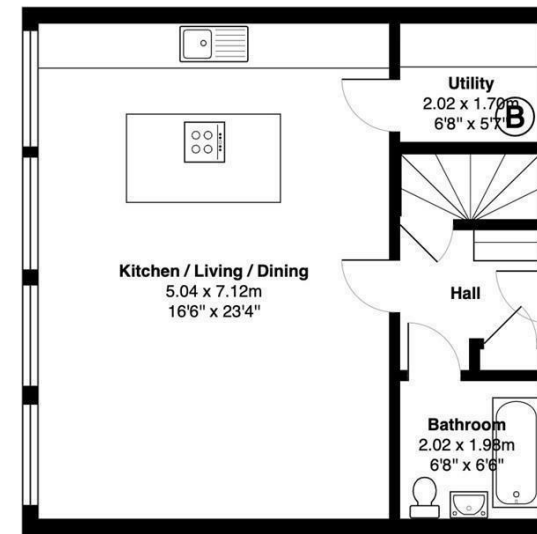
JeffreyRoss are proud to bring to the market The Moorwell, a selection of 12 unique and executive apartments located in one of Cardiff's most popular destinations. The apartments have been carefully consider to ensure that all have access to communal or their own outside space as well as secure underground Parking and lift access to the upper floors. This executive development is made up of 4 different apartment types, but all have their own unique attributes.

**Apartments 3**  
This is a unique Duplex apartments that feel like a house! The design of this apartment benefits ground floor entertaining space, Utility room, storage, and guest bathroom with upstairs benefiting two large bedrooms both with ensuite and the master with the addition of a dressing area. The duplex's face Windsor Road and benefit a good size balcony to the rear with internal views of the courtyard and yoga lawn as well as direct access from the first floor. The property is offered to the market with no ongoing chain and would make a great place to live or investment given the rental potential they offer on both long and short terms lets. \*Apartment three is larger than Apartment two internally and has a larger balcony.



**PROPERTY SPECIALIST**  
Mr Paul Davies  
paul.davies@jeffreygross.co.uk  
Negotiator

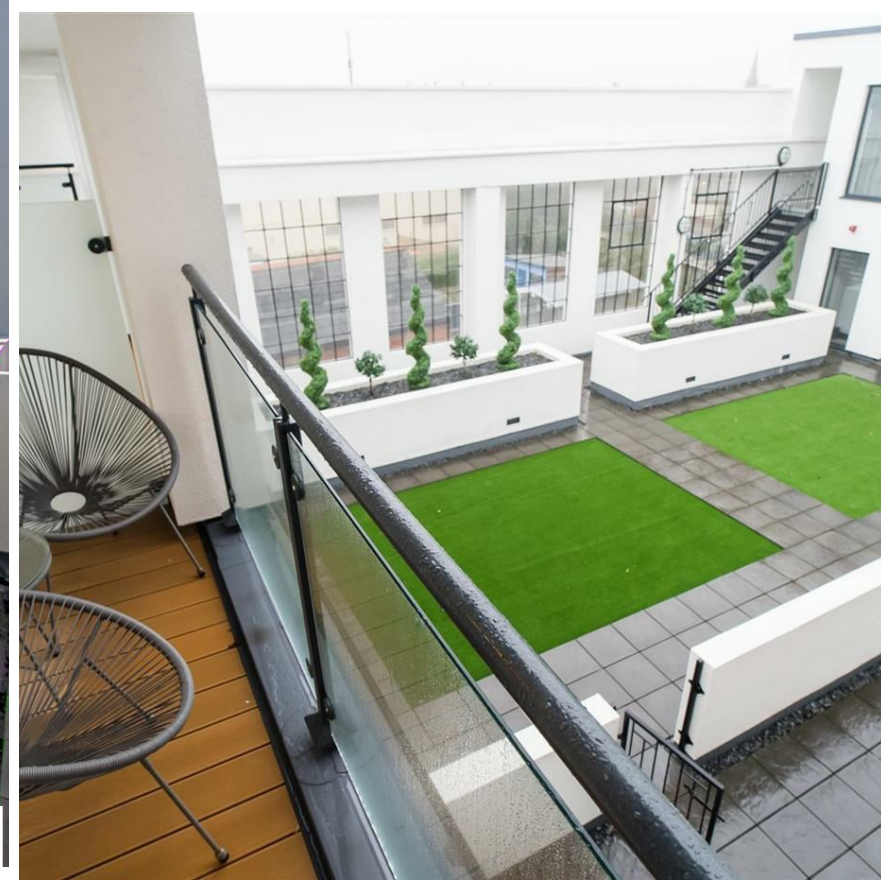




The Aubrey @ The Moorwell, 58 Windsor Road, Penarth  
 Total Area: 107.9 m<sup>2</sup> ... 1162 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



Windsor Road, Penarth



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