



MARCONI AVENUE


PENARTH MARINA





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PENARTH MARINA, CF64 1ST - £375,000

 2 bedroom(s)  2 bedroom(s)  865.00 SQ FT

A impressive light & airy apartment enjoying panoramic water views across the yacht moorings, Cardiff Bay and Penarth Marina via two large dual aspect balconies. Located within this popular gated development and comprising a spacious open plan living / dining room, fitted kitchen, two double bedrooms, one with an ensuite, plus a separate bathroom, Underfloor heating and replacement double glazed windows and external doors. The property comes with two allocated parking spaces and is close to many Penarth Marina amenities including Plymouth park, Tesco supermarket, pubs, great restaurants, the Pont-y-Werin footbridge and Cardiff Bay Barrage. Viewing is advised to appreciate the quality of this apartment and the glorious views.

PROPERTY SPECIALIST

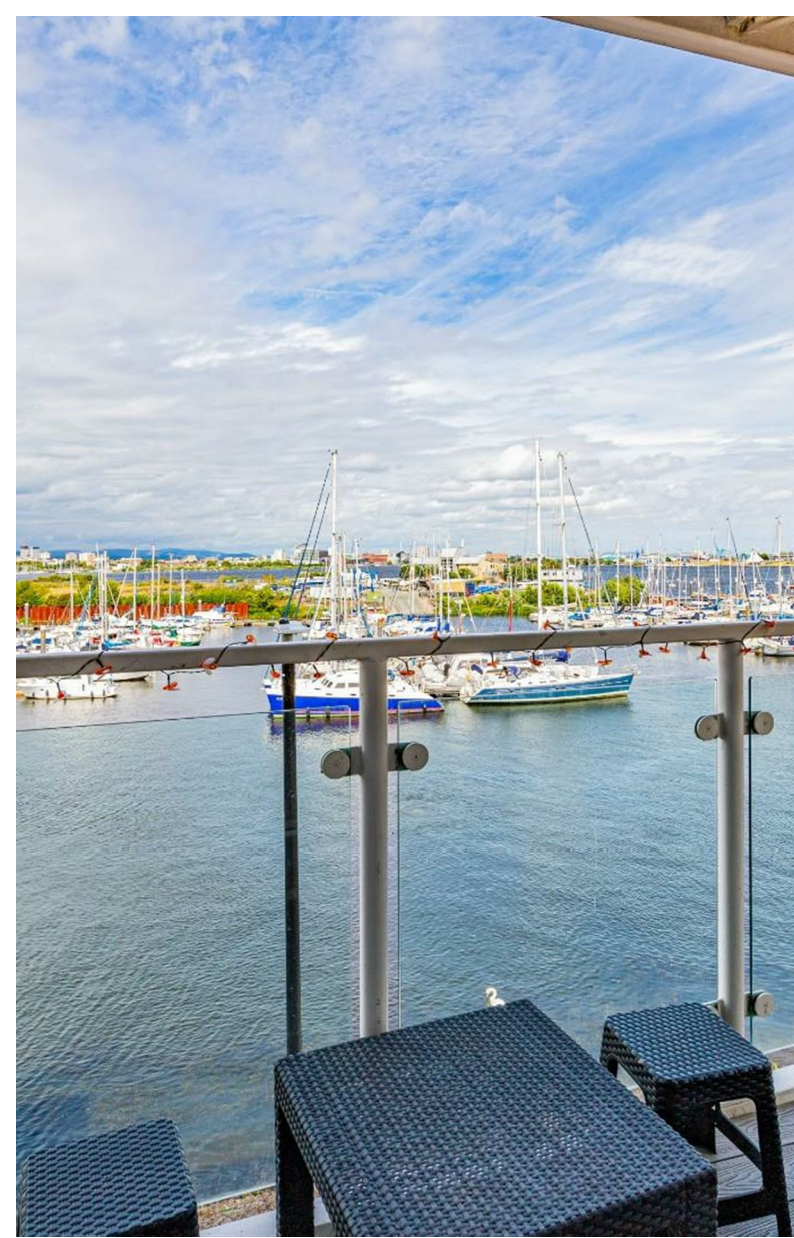
Mr Jeff Hopkins
jeff@jeffreygross.co.uk
02920 499680
Valuer













COMMUNAL ENTRANCE FOYER

with lift to all floors

PRIVATE HALLWAY

a spacious hallway with attractive tiled floor which continues throughout with zone controlled electric underfloor heating. entryphone to the main entrance.

LOUNGE/DINING ROOM

6.58m x 6.68m (21'7 x 21'11)

a large, light and airy 'l' shaped room with windows and doors onto the large balcony with direct views over the yacht moorings.

BALCONY

a lovely large balcony with new composite decking and plenty of room for balcony furniture.

KITCHEN

2.21m x 3.20m (7'3 x 10'6)

recently re-designed and fitted with quality units with complimenting worktops and built-in appliances. attractive flooring. semi-open plan to the dining area.

BEDROOM 1

2.64m x 3.81m (8'8 x 12'6)

a light and spacious principal bedroom opening onto a good size balcony overlooking plymouth park and the yacht basin.

EN-SUITE

1.73m x 1.78m (5'8 x 5'10)

fully tiled en-suite shower room.

BEDROOM 2

2.64m x 3.81m (8'8 x 12'6)

fitted with quality 'holte' german wardrobes to one wall.

BATHROOM

2.31m x 1.78m (7'7 x 5'10)

moder fully tiled bathroom, with rain shower over the bath.

OUTSIDE

this is a gated development and the property comes with two allocated parking spaces.

TENURE

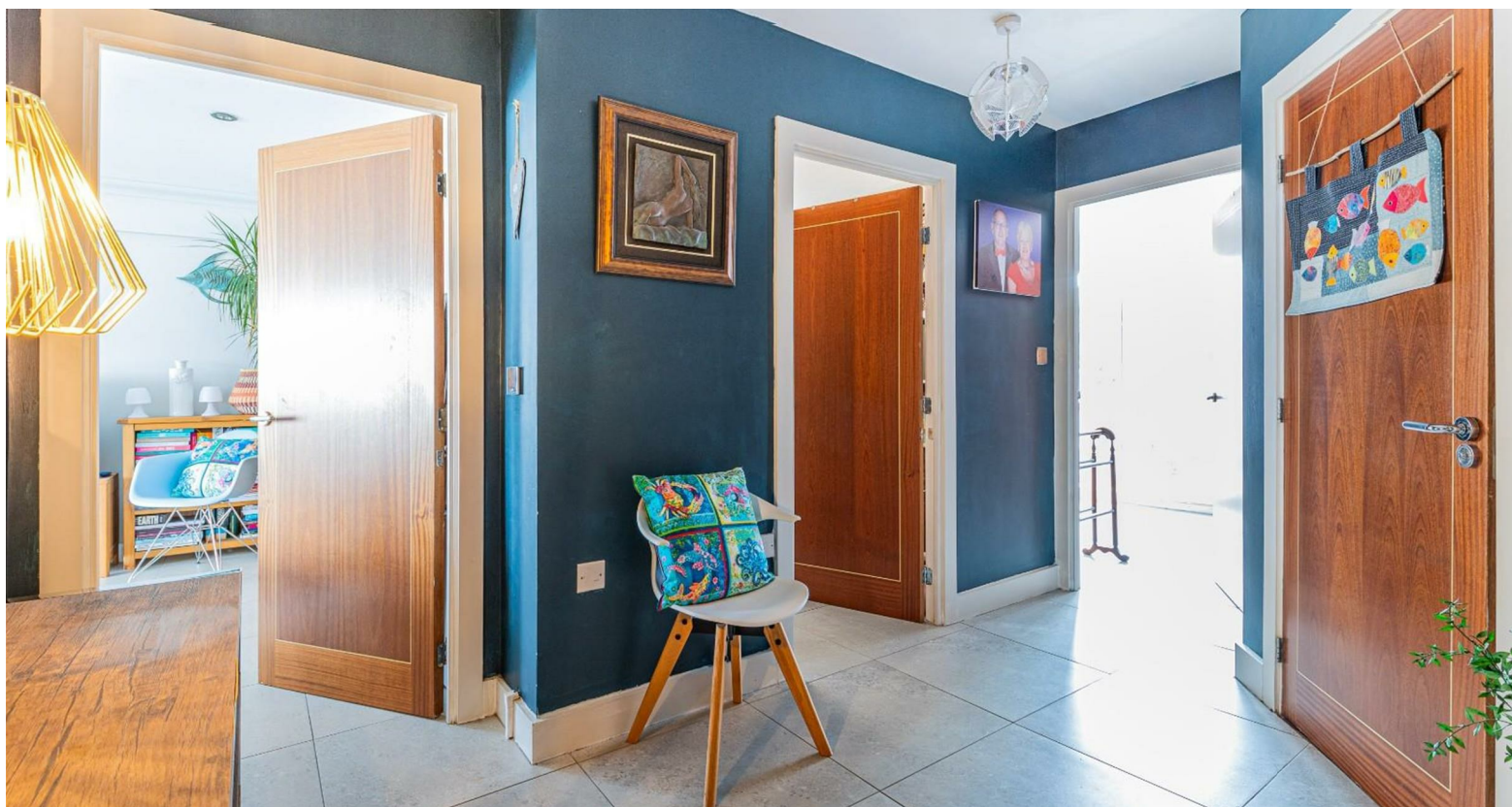
we are informed that the property is held on a 999 year lease from 2002 at a ground rent of £180

SERVICE CHARGE

we understand the service charge is currently £2,500 per annum. we understand water rates and building insurance included in service charge













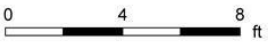
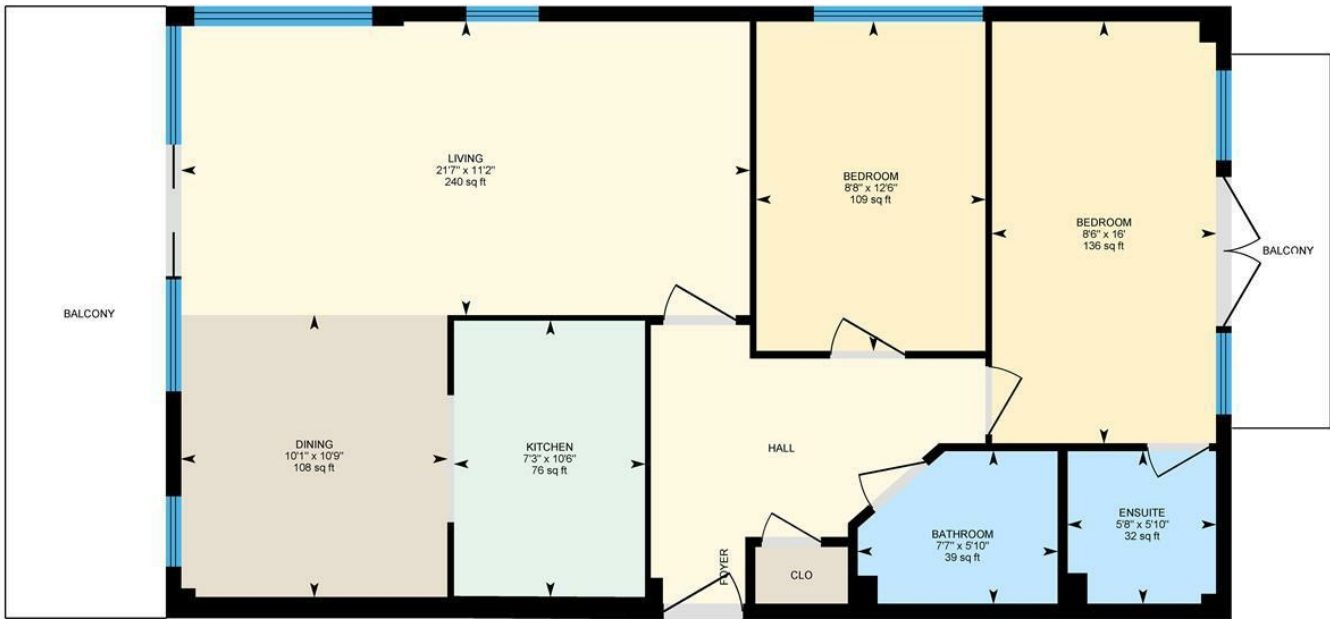
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(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	



Marconi Avenue, Penarth Marina, CRF

2nd Floor Apartment Interior Area 865.08 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE



CARDIFF'S HOME FOR
STYLISH SALES
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JeffreyRoss