

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



WINDSOR LOFTS



#### COMMUNAL ENTRANCE

Intercom entry into a communal entrance for apartments 22 & 23.

#### HALL

Generous under stairs cupboard, stairs rise to the first floor, window to rear, automated light on entry.

#### FIRST FLOOR LANDING

Window to rear, access to the main living room and shower room, intercom entry phone.

#### SHOWER ROOM

Refitted with a modern white suite comprising a shower area with glass screen, vanity wash hand basin and close coupled wc - concealed cistern & soft close seat, window to rear, extractor fan, heated chrome towel rail, twin shaver point, tiled floor.

#### LIVING ROOM

7.01m max x 6.38m max (23' max x 20'11" max)  
Contemporary open plan living at its finest . . . Spacious living room with dog leg staircase rising to a Mezzanine bedroom & dressing area, dramatic vaulted ceiling, storage via 2 under stairs cupboards, TV point, telephone point, 2 windows to rear plus 3 large windows to the front.

#### KITCHEN

3.61m x 2.39m (11'10" x 7'10")  
Refitted with a modern range of white wall and base units - laminate worktop and inset one & half bowl stainless steel sink & drainer with mixer tap and tiled splash backs, integrated dishwasher, washing machine, fridge, freezer plus built in oven, hob & hood, features include breakfast bar, soft close doors & drawers, carousel unit and pull out shelving unit, concealed gas combination boiler, 2 large arched windows to front, tiled floor.

#### DRESSING AREA

4.06m max x 3.73m (13'4" max x 12'3")  
Galleried with vaulted ceiling, Velux roof window, fitted wardrobes and drawer unit.

#### BEDROOM AREA

4.06m max x 3.81m (13'4" max x 12'6")  
Galleried double bedroom area - vaulted ceiling, Velux roof window, built in wardrobes and drawers.

#### OUTSIDE

Secure allocated parking space - access via remote control electric gate.

#### INFORMATION




We believe there to be a 125 year lease from 24th June 2001 therefore with 101 years remaining. The ground rent is £200 per annum with an annual service charge (including buildings insurance) of £1,600.





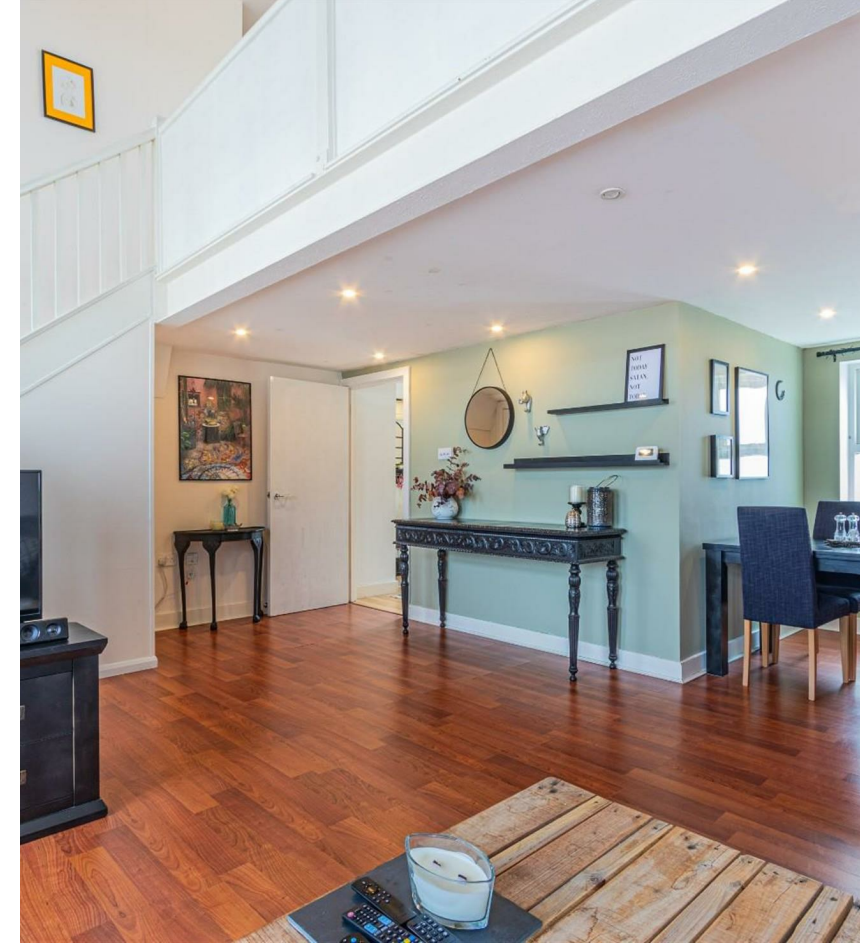
## WINDSOR LOFTS

, CF64 1JW - £200,000

 1 Bedroom(s)  1 Bathroom(s)  1005.00 sq ft

To be sold with no on-going chain and perfectly located in the heart of the town centre. Beautifully presented loft apartment - contemporary open plan living at its finest . . .

Converted from within this Grade 11 listed iconic building. Benefitting from a secure allocated parking space - access via remote control electric gate. Further benefitting from a newly fitted combination boiler (2021), refitted modern kitchen (2020) and newly fitted stylish shower room. Briefly comprising communal entry into spacious hall with stairs to the 1st floor landing, shower room plus impressively spacious living area with dramatic vaulted ceiling and includes the large mezzanine bedroom with dressing areas, fitted kitchen - integrated fridge, freezer, dishwasher, washing machine plus built in oven, hob & hood. Complimented with security intercom entry plus ample storage within the apartment. Viewing highly recommended.



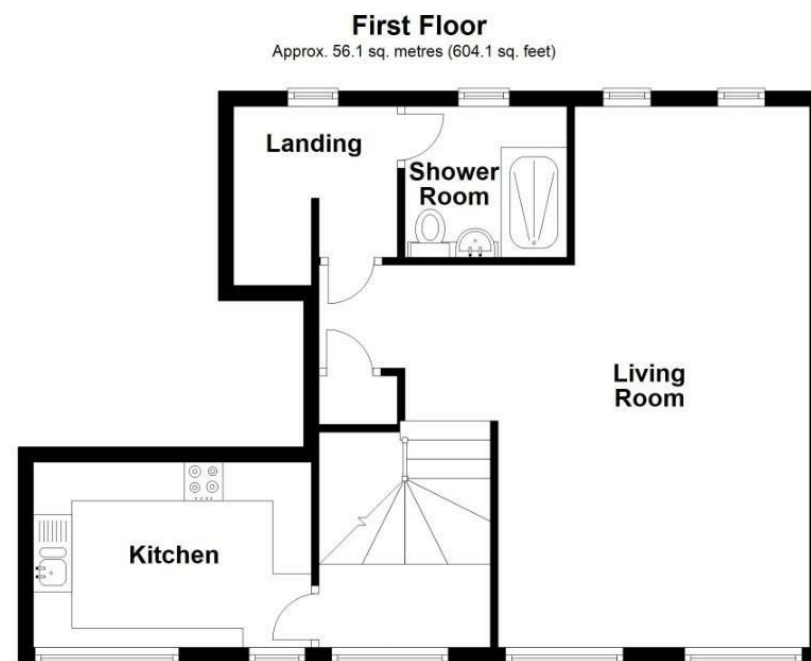
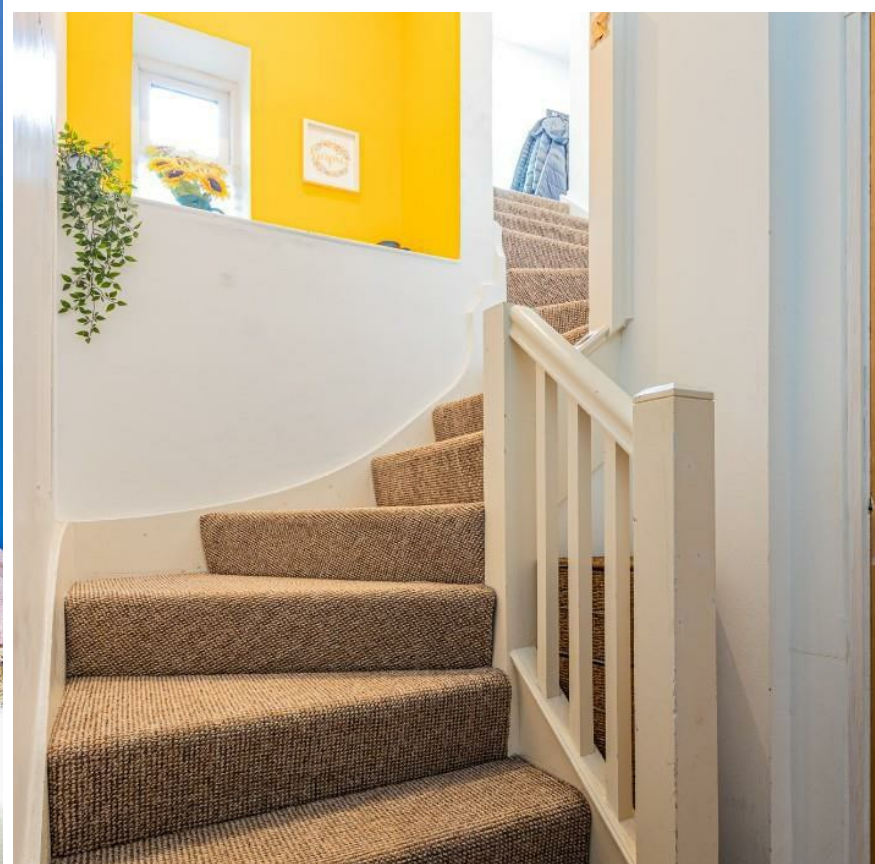
### PROPERTY SPECIALIST

Mr Paul Davies  
paul.davies@jeffreygross.co.uk  
Negotiator

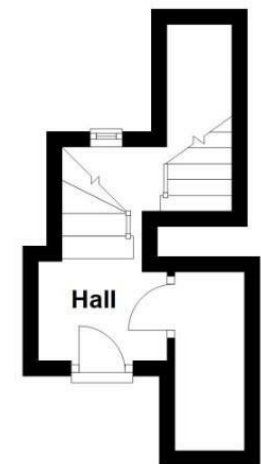




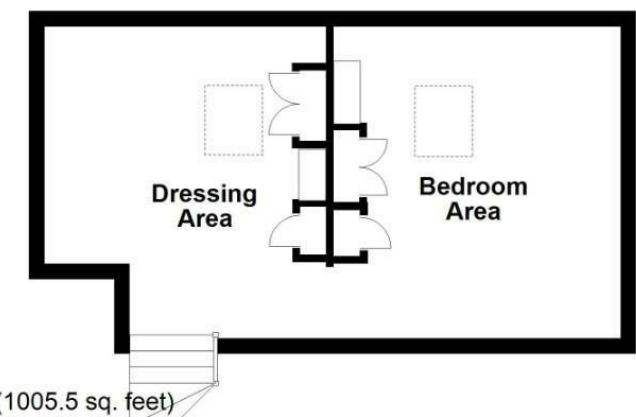
Windsor Lofts, Penarth



**Ground Floor**  
Approx. 8.2 sq. metres (87.9 sq. feet)



**Mezzanine**  
Approx. 29.1 sq. metres (313.5 sq. feet)



Total area: approx. 93.4 sq. metres (1005.5 sq. feet)

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	