

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



WINDSOR ROAD
PENARTH



ENTRANCE HALLWAY
2.0m x 2.1m (6'6" x 6'10")

KITCHEN / LIVING / DINING
7.12m x 5.04m (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
2.0m x 1.6m (6'6" x 5'2")
Utility rooms throughout with plumbing for washing machine, Electric heating

BATHROOM
2.0m x 1.5m (6'6" x 4'11")
Wall and floor tiles by Porcelanosa. Contemporary sanitary ware with chrome fittings, Heated chrome towel rail

TO THE FIRST FLOOR

BEDROOM ONE
3.2m x 3.7m (10'5" x 12'1")

DRESSING AREA
2.5m x 1.4m (8'2" x 4'7")

ENSUITE
1.4m x 2.3m (4'7" x 7'6")

BEDROOM TWO
4.1m x 3.1m (13'5" x 10'2")

ENSUITE
2.0m x 1.4m (6'6" x 4'7")

BALCONY
3.17m x 1.45m (10'4" x 4'9")

TENURE
We are informed by our client that the property is Leasehold, with a 249 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 1JL - £359,950



2 Bedroom(s)



3 Bathroom(s)



1022.00 sq ft

JeffreyRoss are proud to bring to the market this exceptional and unique Duplex apartments that feel like a house! The design of this development ensures lift access to all the first, second and third floors and stairs to the underground parking area. The 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 communal access to the courtyard and yoga lawn 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.

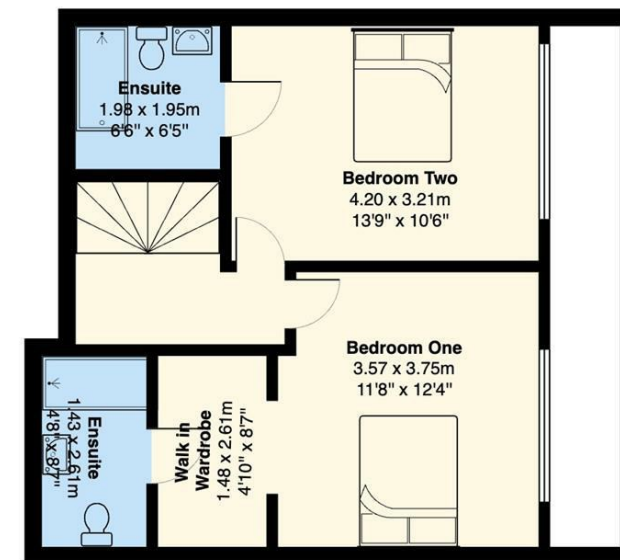
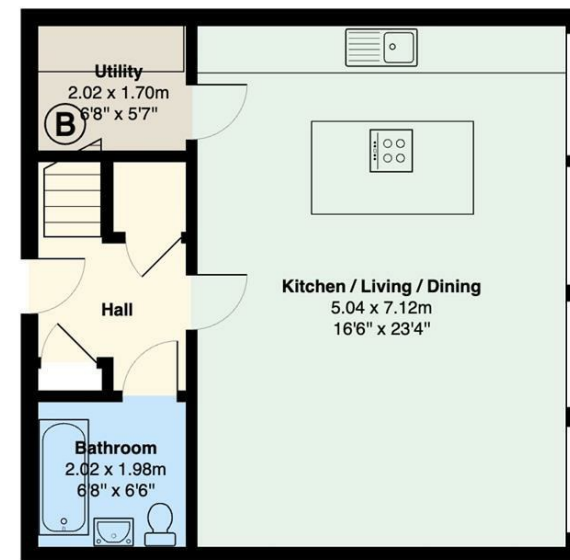
The apartment is set in approx 1,022 sqft making it larger than most terraced properties in the area. These apartments offer so much given the location and ease of access to transport links whether that be by road or rail. Get in touch with our Penarth office to find out more.



PROPERTY SPECIALIST

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

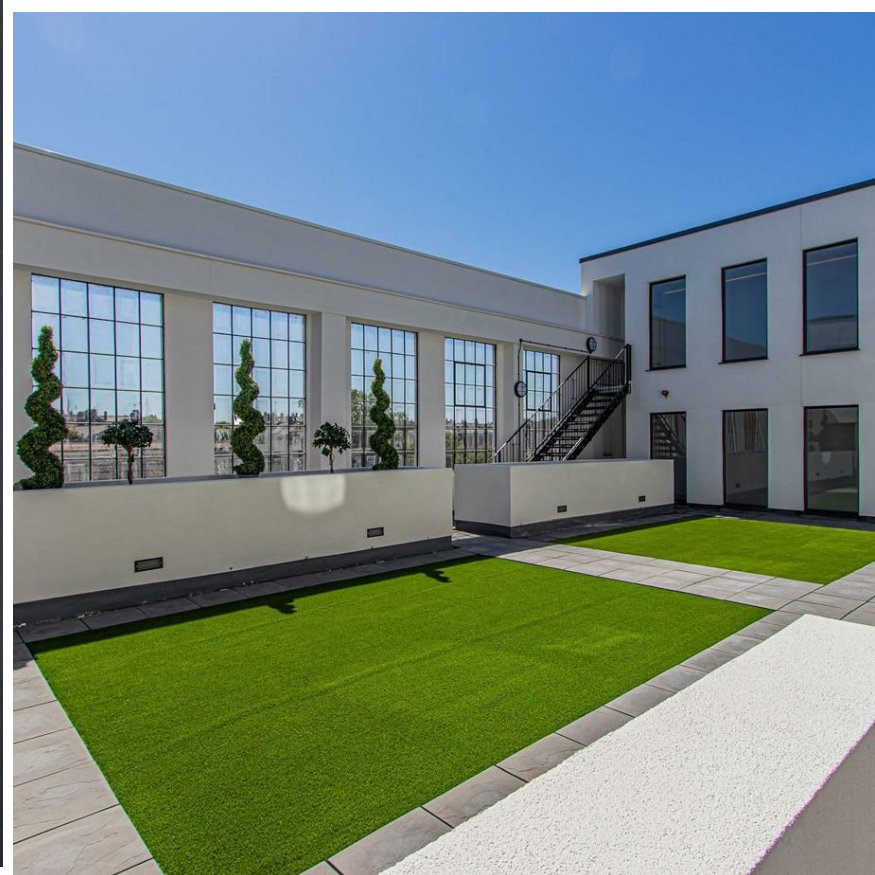
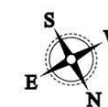




Moorwell, Flat 2, 58 Windsor Road, Penarth

Total Area: 94.9 m² ... 1022 ft²

All measurements are approximate and for display purposes only



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	53	53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC