

The Royal,

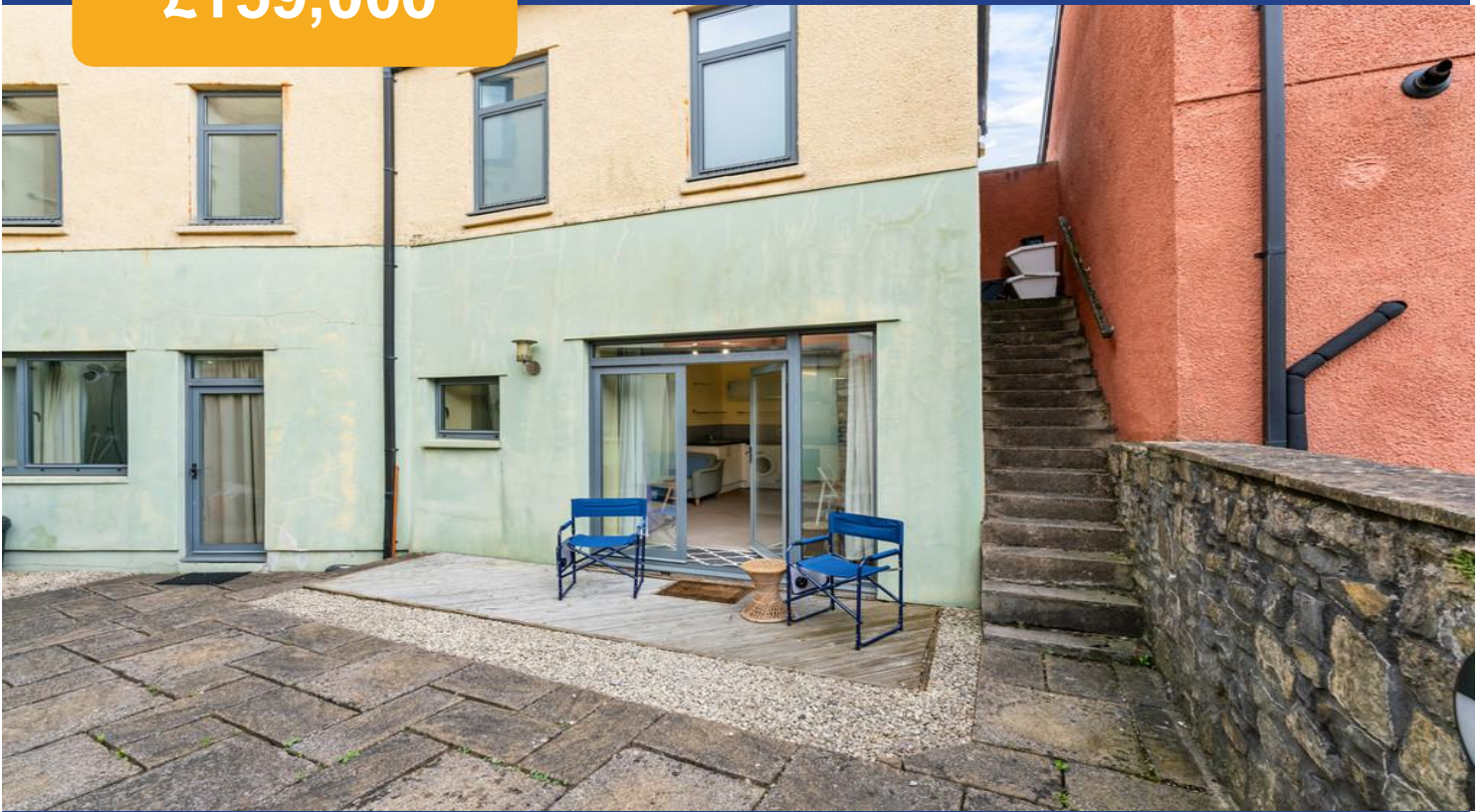
Queens Road, Penarth, CF64 1BQ



Estate Agents and
Chartered Surveyors

Asking Price Of

£159,000



One Bedroom Apartment



Property Description

****ONE BEDROOM APARTMENT* WITH GARDEN* NO CHAIN**** Fantastic opportunity to purchase a good size one bedroom garden apartment, situated within the popular development of The Royal, Penarth. The property comprises of a spacious light and airy open plan living/dining and kitchen, spacious bedroom, shower room and a sunny communal garden. The property further benefits from gas central heating, security entry intercom system and has a share of the freehold. Ideal first time purchase. No chain. EPC: D.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 474 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

Located within a short walk to Penarth Town and Cardiff Bay. The train station is less than a ten minute walk away as is the Pier and the seafront. There are also great bus routes taking you around the Vale and beyond.

BUILDING ENTRANCE

There is a buzzer for each apartment with a solid front door leading into the communal hallway. There is also a basement for storage.

ENTRANCE HALL

Carpeted flooring. Wall mounted security entry intercom system.

KITCHEN/LIVING/DINING

18' 8" x 15' 8" (5.7m x 4.8m)
Fantastic room that is bathed in light and leads out to the wonderful garden space. There is a well appointed 'Sigma' kitchen with a range of base and wall units plus space for all the essential white goods. Spotlights. Inset storage with shelving. Additional storage cupboard. The room also has space for a table and chairs plus a sofa. Carpeted flooring to living area. Two wall mounted radiators. TV Aerial point. Open plan living. Double glazed window to front aspect. Additional patio doors, leading to decked seating area and garden.

BEDROOM

12' 5" x 10' 2" (3.8m x 3.1m)
Spacious bedroom that has space for a large bed and all the essential bedroom furniture. Carpeted flooring. Wall mounted radiator. TV Aerial point. Double glazed window to front aspect. The room is flooded in light from the gorgeous sunny garden.

SHOWER ROOM

Crisp modern shower room with a good size shower, a ceramic sink and a ceramic toilet. The floor is fully tiled and the walls are half tiled. Large wall mounted mirror. Extractor fan.

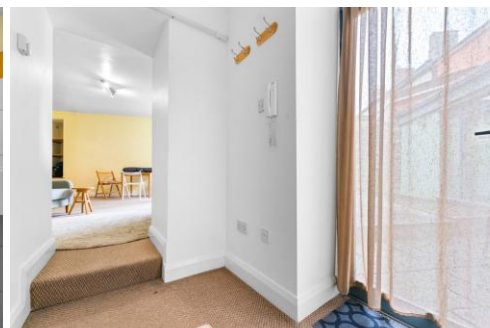
COMMUNAL GARDEN

A rarity in Penarth is a garden that comes with the apartment. Paved patio with decked area for seating and brick surround. Ample sun. External lighting.

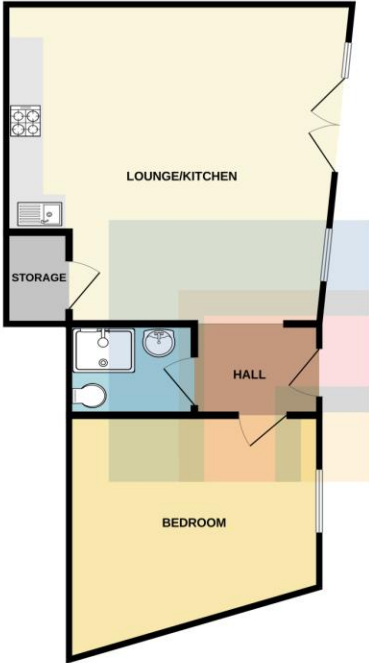
TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2004. Service charge approximately £1800 per annum, which includes building insurance, security entry intercom system and maintenance of internal and external communal areas. This property has a share of the freehold. No ground rent.

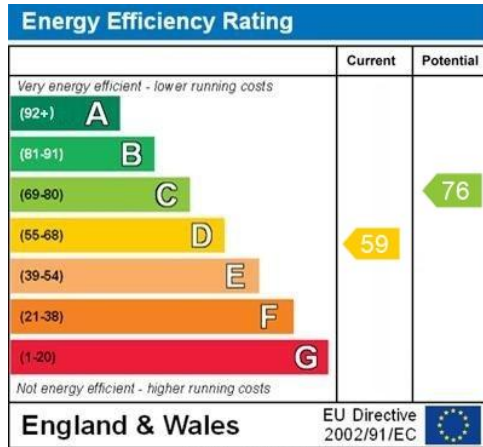
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