



THE SLIPWAY

PENARTH CF64 1SH

ASKING PRICE OF

**£215,000**



**TWO BEDROOM APARTMENT**



**2**



**1**



**1**



**1**

**\*\*IDEAL FIRST TIME PURCHASE\* NO CHAIN\*\*** MGY are pleased to present for sale a spacious two bedroom, top floor apartment located in the popular development, The Slipway, Penarth. The property comprises spacious hallway and entrance porch, large living room with bay windows and Juliette balcony, separate kitchen, two large double bedrooms with Juliette balconies and bathroom. The apartment benefits from double glazing throughout, gas central heating, security entry intercom system, low service charges, an allocated parking space and ample visitor parking. No chain. Viewing recommended.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 743 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### MASTER BEDROOM

12' 8" x 10' 5" (3.87m x 3.19m)

Double glazed uPVC French doors leading to Juliette balcony. Large double bedroom. Carpeted flooring. Wall mounted radiator.

#### BEDROOM TWO

13' 5" x 9' 1" (4.10m x 2.79m)

Double glazed uPVC French doors leading to Juliette balcony. Large double bedroom. Carpeted flooring. Wall mounted radiator.

#### BATHROOM

7' 7" x 7' 1" (2.33m x 2.17m)

Obscure double glazed uPVC window to rear aspect. Vinyl wood effect flooring. Three-piece suite including panelled bath with shower over and glass shower screen, pedestal wash hand basin and W.C. Shaver point. Wall mounted radiator. Extractor fan. Wall mounted mirror and vanity unit.

#### PARKING

Allocated parking space. Ample visitor parking.

#### TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2025. Low service charges of £896 per annum, which includes building insurance, security entry intercom system, maintenance of internal and external communal areas, regular cleaning, refuse disposal, an allocated parking space and visitor parking. Ground rent £100 per annum. Pets not permitted.

#### LOCATION

The Slipway development is situated a short walk to Penarth Marina. The Marina is ideally situated close to local shopping facilities at Penarth town centre and the seafront. The property is also within easy reach of excellent road links providing access to the A4232 and M4 motorway.

#### ENTRANCE HALL

Entered via wooden door with security spy hole. Porch area with additional door leading to hall. Spacious hallway with doors leading to all rooms. Carpeted flooring. Two large storage cupboards. Wall mounted security entry intercom system. Wall mounted radiator.

#### LIVING ROOM

16' 0" x 15' 5" (4.90m x 4.70m)

Spacious living room with large double glazed bay windows and inward French doors and Juliette balcony. Ample natural daylight. Laminate wood effect flooring. Two wall mounted radiators.

#### KITCHEN/DINER

11' 10" x 9' 3" (3.63m x 2.83m)

Large separate kitchen. Part tiled walls. Tiled flooring. Fitted wall, base and drawer units, with work surfaces incorporating stainless steel sink, with mixer tap. Ample storage. Integrated oven and four ring gas hob, with extractor hood over. Space for fridge freezer, dishwasher and washing machine. Wall mounted Combi-boiler. Space for dining table and chairs.

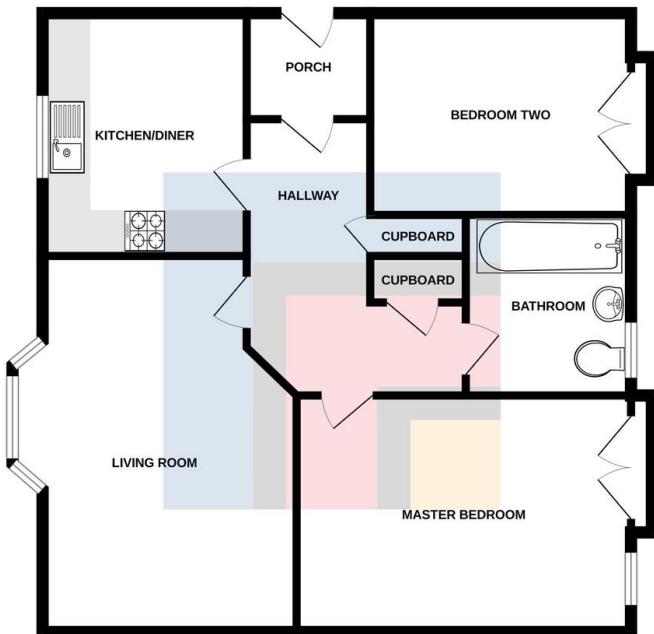


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TOP FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan is based on the best information available at the time of drawing but has not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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