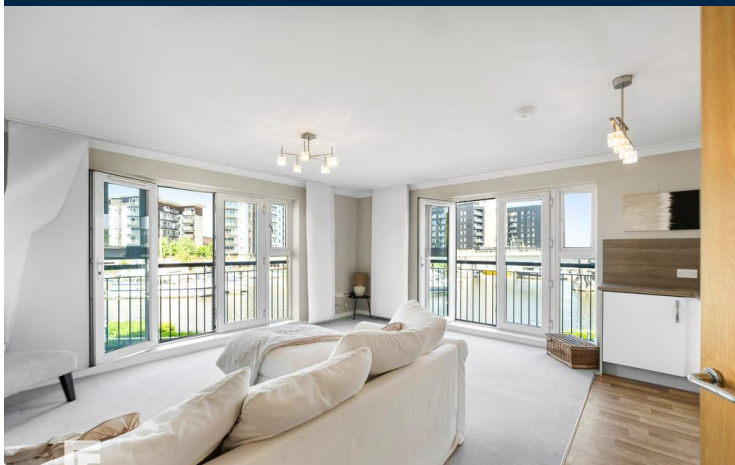




**THE ANCHORAGE**  
RIVER WALK  
PENARTH CF64 1SX

ASKING PRICE OF  
**£260,000**



**FIRST FLOOR APARTMENT**



**2**



**1**



**1**



**1**

**\*\*WATERFRONT APARTMENT\* STUNNING VIEWS\* NO CHAIN\*\*** MGY are pleased to present for sale this bright and spacious, two bedroom, first floor apartment located within the highly sought after development 'The Anchorage' in Penarth. Situated on the Marina, within walking distance to restaurants, Tesco and Cogan train station. Penarth town centre is also a short distance. The immaculate accommodation comprises of entrance hall, large lounge/diner/kitchen, two double bedrooms one - one with walk-in wardrobe, and bathroom. The property further benefits from having stunning water views, double glazing throughout, security entry intercom system, electric heating, communal gardens and gated access to an allocated parking space. \*Viewing highly recommended\*

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 721 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

The anchorage waterfront 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 front door with security spy hole, leading from communal hallway. Carpet to floor. Wall mounted electric heater. Wall mounted intercom system. Coving. Pendant light fitting. Doors to all rooms and storage cupboard.

#### LOUNGE/KITCHEN/DINER

17' 3" x 16' 6" (5.28m x 5.05m)

Spacious living area. Carpet to floor of lounge/diner, tiled flooring to kitchen. Two pendant light fittings. Two wall mounted electric heaters. Two sets of double glazed uPVC French doors with Juliette balconies. Ample natural daylight. TV and telephone point. Power points. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating inset sink with hot and cold tap over, and electric hob with extractor above and oven beneath. Integrated appliances such as fridge/freezer and washer/dryer.

#### MASTER BEDROOM

8' 5" x 13' 0" (2.57m x 3.98m)

Carpet to floor. Pendant light fitting. Power points. Double glazed uPVC windows with lovely water views. Wall mounted electric heater. Open archway leading to walk in wardrobe.

#### WALK IN WARDROBE

8' 5" x 13' 0" (2.57m x 3.98m)

Carpet to floor. Pendant light fitting.

#### BEDROOM TWO

9' 3" x 12' 9" (2.84m x 3.89m)

Double bedroom. Carpet to floor. Double glazed uPVC windows to side. Pendant light fitting. Power points. Wall mounted electric heater.

#### BATHROOM

5' 4" x 8' 3" (1.64m x 2.52m)

Tiled walls and flooring. White three-piece-suite comprising panelled bath with hot and cold tap over, wall mounted mirror above, plus mains powered shower, WC, and vanity wash hand basin with mixer tap over and storage beneath. Pendant light fitting. Wall mounted vanity mirror. Chrome heated towel rail. Extractor.

#### COMMUNAL GARDENS

Communal gardens, laid to lawn with seating.

#### PARKING

Secure gated access to an allocated parking space. Visitor parking.

#### TENURE

MGY are advised that the property is leasehold with a term of 999 years from 2006. Low service charges of £1,608.36 per annum, which includes building insurance, security entry intercom system, maintenance of internal and external communal areas, CCTV, lift maintenance, regular cleaning, refuse disposal, secure gated access to an allocated parking space and visitor parking. Ground rent £201.29 per annum. This property is on a water meter. Pets not permitted.



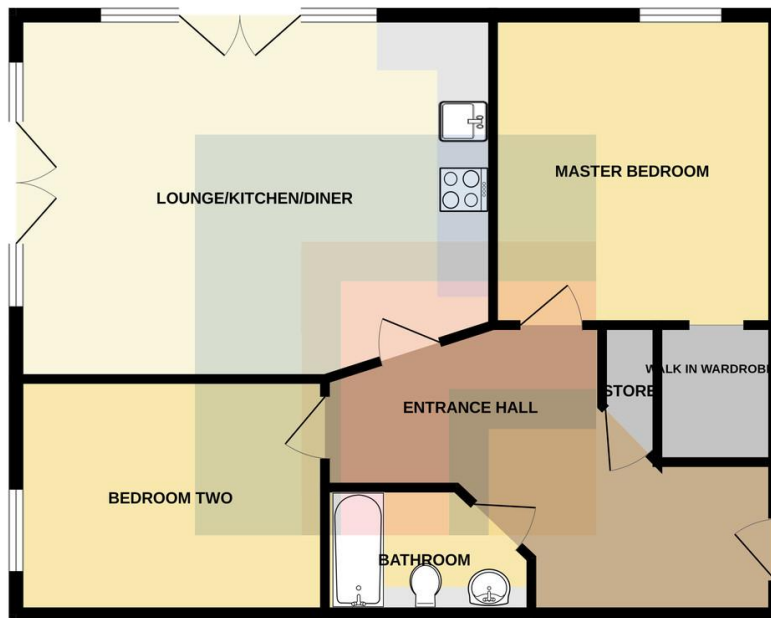


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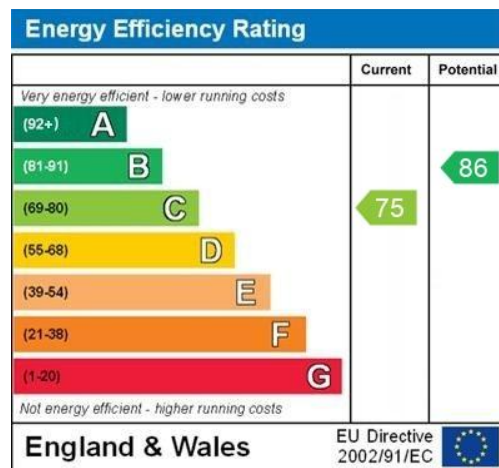


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## FIRST FLOOR



Whilst every attempt 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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