



THE ROYAL
QUEENS ROAD
PENARTH CF64 1BQ

ASKING PRICE OF
£115,000



APARTMENT



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TENURE: SHARE OF FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 247 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

***STUDIO APARTMENT IN PENARTH - IDEAL PURCHASE FOR A FIRST TIME**

BUYER/INVESTOR* MGY are delighted to bring to market this well presented, top floor studio apartment situated in the highly sought after area of Penarth. The accommodation briefly comprises lounge/bedroom, kitchen and shower room. The property further benefits from gas central heating and double glazing throughout, and is conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. *Viewing highly recommended*

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 charges of £1432.08 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.

LOUNGE/KITCHEN/DINER

22' 4" x 11' 2" nax (6.81m x 3.42m)

Entered via solid wood front door into lounge/diner. Two double glazed windows to side. Feature vaulted ceiling. Radiator. Mezzanine floor with ladder leading to sleeping area. Spotlights. Storage cupboard and boiler cupboard. Steps up to kitchen.

KITCHEN

9' 1" x 7' 11" (2.78m x 2.42m)

Fitted with modern base units incorporating stainless steel sink and drainer with complementary work surfaces. Fitted electric microwave/oven with gas hob over. Extractor fan. Integrated fridge and washer/dryer. Tiled splash backs. Oak wood flooring. Double glazed window to side, and two feature windows to rear aspect. Spotlights. Door to shower room.

SHOWER ROOM

9' 6" x 2' 11" (2.90m x 0.90m)

Low level WC, pedestal wash hand basin and mixer shower. Tiled splash backs. Ladder radiator. Extractor fan. Spotlights. Oak wood flooring.

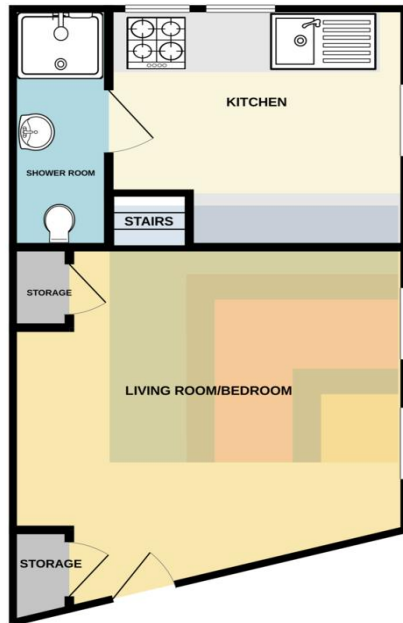


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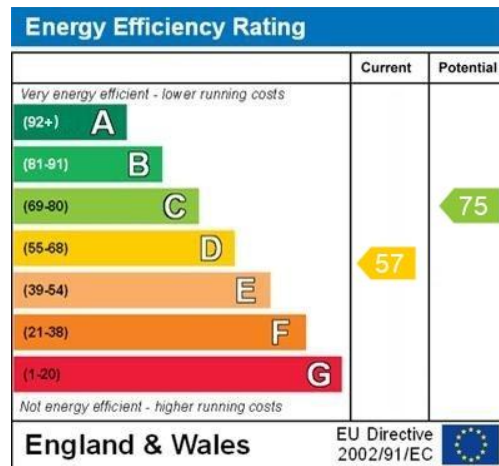


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TOP FLOOR



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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