



Salisbury Court, Salisbury Avenue, Penarth, CF64 3JZ

Welcome to

Salisbury Court, Salisbury Avenue, Penarth

For sale with NO CHAIN, this spacious second floor apartment is ideally located a stone's throw from the sought after Stanwell School. With two bedrooms, a spacious lounge/dining room, a separate kitchen room, access to communal gardens and parking, gas central heating and double glazing.

Entrance Hall

Enter via a solid door, two built in storage cupboards, laminate flooring, radiator, loft access and doors to two bedrooms, bathroom and lounge/dining room.

Lounge / Dining Room

16' max x 14' 10" (4.88m max x 4.52m)

Double glazed window to front, laminate flooring, radiator, space for table and chairs and door to kitchen.

Kitchen

9' 4" x 7' 9" (2.84m x 2.36m)

Double glazed window to front, wall mounted gas central heating combi boiler, floor and wall mounted kitchen units with contrasting work surface over, single bowl and drainer sink unit with mixer tap over, integrated gas hob with glass splash back and cooker hood over, integrated electric oven, space for washing machine and fridge-freezer.

Bedroom 1

12' 1" x 9' 10" (3.68m x 3.00m)

Double glazed window to rear, laminate flooring and radiator.

Bedroom 2

10' x 7' 9" (3.05m x 2.36m)

Double glazed window to rear, laminate flooring and radiator.

Bathroom

High-level double-glazed window to side, wc, pedestal wash hand basin, panelled bath with mixer tap and shower attachment over, tiled floor, part tiled walls and radiator.

Outside

Access to well-tended and attractive communal gardens as well as a communal parking area.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Welcome to

Salisbury Court, Salisbury Avenue,

Penarth

- SECOND FLOOR APARTMENT OFFERED WITH NO CHAIN
- WALKING DISTANCE FROM STANWELL SCHOOL
- TWO BEDROOMS, LARGE LOUNGE/DINING ROOM, SEPARATE KITCHEN
- GAS C/H, DOUBLE GLAZING, COMMUNAL GARDENS & PARKING

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

directions to this property:

From the office on Stanwell Road (CF64 2AA), proceed and pass through the traffic lights to continue along Stanwell Road. At the mini-roundabout take the first exit on Stanwell Road and then take the second left onto Archer Road. Take the first right onto Salisbury Avenue and Salisbury Court can be found some way down on the left hand side.



view this property online allenandharris.co.uk/Property/PNR106485



Property Ref:
PNR106485 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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