



**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-tendered 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](http://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 with details as follows; Term of Lease 999 years from 04 Jan 2013. Should you require 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](http://allenandharris.co.uk/Property/PNR106485)



Property Ref:  
PNR106485 - 0003

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