



Gainsborough Court, Bridge Street, Penarth, CF64 2LJ

Welcome to

Gainsborough Court, Bridge Street, Penarth

A generously proportioned ground floor apartment located a short walk to the local railway station and bus links to Cardiff. Also convenient for the amenities in Penarth and the Bay, the apartment has two double bedrooms, a spacious lounge, separate kitchen, shower room and parking,

Entrance Porch

Enter via a communal entrance, storage cupboard and door to apartment.

Entrance Hall

Storage cupboard housing hot water tank and space for storage, laminate flooring, sliding doors to kitchen and doors to 2 bedrooms and shower room.

Lounge / Diner

15' 11" x 10' 11" (4.85m x 3.33m)

Double glazed picture window to front, electric storage heater and laminate flooring

Kitchen

10' 9" x 6' 9" (3.28m x 2.06m)

Double glazed window to rear, floor and wall mounted kitchen units with contrasting work surface over, one and a half bowl sink and drainer unit with mixer tap over, brick tiled splashbacks, electric hob with cooker hood over, eye-level oven and grill and space for washing machine and fridge-freezer.

Bedroom 1

14' x 10' 11" (4.27m x 3.33m)

Double glazed picture window to rear, double glazed door to rear giving access to parking area, electric storage heater and laminate flooring.

Bedroom 2

12' 6" x 8' 6" (3.81m x 2.59m)

Double glazed window to front, electric storage heater and laminate flooring.

Shower Room

Double glazed window to rear, double width shower cubicle with shower screen and shower over, pedestal wash hand basin with mixer tap over, wc, part timber clad walls and wood flooring.

Parking

Communal parking to front and further parking to Goscombe Drive with assigned parking space.



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 Gainsborough Court, Bridge Street, Penarth

- Ground floor apartment located a short walk from the local railway station and bus links to Cardiff
- Two double bedrooms and shower room, spacious lounge and a separate kitchen
- SHARE OF FREEHOLD
- Nicely maintained with new windows approximately 1 year ago and upgraded electric storage heaters 2 years ago.
- Communal parking to the front and dedicated parking space to the rear.

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 to the roundabout and take the second exit onto Windsor Road. Proceed through the town centre and continue to the roundabout, taking the first exit to continue along Windsor Road. Pass under the railway bridge and take the first right hand turn onto Bridge Street and Gainsborough Court can be found after approximately 200m on the right hand side.



view this property online allenandharris.co.uk/Property/PNR106494



Property Ref:
PNR106494 - 0003

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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