



**The Landings, Penarth, CF64 1SR**

## **Welcome to**

### **The Landings, Penarth**

Located in the Marina in the highly sought after coastal town of Penarth, this spacious second/top floor apartment provides tree lined park views, within walking distance to several restaurants, pubs and Tesco store. With two double bedrooms, separate kitchen/diner, parking and gas c/heating.

#### **Communal Entrance**

Accessed via a communal door to a hallway with stairs and landings to two floors, post boxes.

#### **Entrance Hall**

Two built in storage cupboards one with radiator, loft access, laminate flooring, radiator and security access phone.

#### **Lounge**

16' 1" x 14' 8" max ( 4.90m x 4.47m max )

Double glazed bay fronted window with double doors to a juliette balcony and double glazed windows to each side, laminate flooring, two radiators and space for dining table

#### **Kitchen / Diner**

11' 11" x 9' 2" ( 3.63m x 2.79m )

Double glazed window to front, wall mounted gas central heating combi boiler, one and a half bowl and drainer sink unit with mixer tap over, integrated electric oven, gas hob and cooker hood, tiled splash back, radiator, space for washing machine and space for table and chairs,

#### **Bedroom 1**

12' 10" x 10' 6" ( 3.91m x 3.20m )

Double glazed window to rear, double glazed double doors to front with park views and juliette balcony, laminate flooring and radiator.

#### **Bedroom 2**

9' 6" x 9' 2" ( 2.90m x 2.79m )

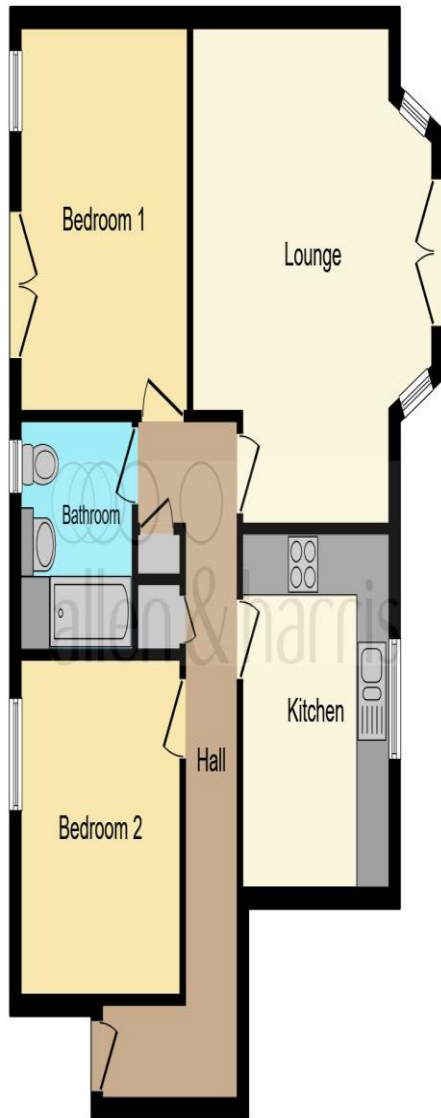
Double glazed window to rear, laminate flooring and radiator.

#### **Bathroom**

Double glazed double window to front, pedestal wash hand basin with mixer tap over, wc, panelled bath with shower and screen over, tiled floor, part tiled walls and towel-style electric radiator.

#### **Outside**

The property is surrounded by well-tended communal gardens, within which is a parking area to the rear with a dedicated space for the apartment as well as several visitor spaces.



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

### The Landings, Penarth

- A top floor apartment located in the sought after Penarth Marina with Parking
- Two double bedrooms, large bay fronted lounge, separate kitchen/dining room and a bathroom
- Newly extended 980 lease, double glazing and gas central heating via a recently upgraded combination boiler
- Tree lined park views to the rear and short walk to pubs, restaurants and the Barrage.
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Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 100 years from 01 Jan 1998. 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:

Upon entering the Marina from the roundabout at the end of Windsor Road, proceed down the hill to the roundabout and take the second exit onto Terra Nova Way. Take the first left hand turn into The Landings, turn left and continue to the end of the car park area and the property can be found in the last block on the left hand side on the top floor.



**view this property online** [allenandharris.co.uk/Property/PNR106550](https://allenandharris.co.uk/Property/PNR106550)



Property Ref:  
PNR106550 - 0003

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