



The Pinnacle, Trem Elai, PENARTH, CF64 1TF

Welcome to

The Pinnacle Trem Elai, PENARTH

A perfectly maintained, third floor apartment, ideally suited to first time buyers or downsizers. Presented in 'show room' condition, the property has generous wraparound balcony with far reaching views, very nicely appointed bathroom and kitchen, gas central heating, secure parking and lift access.

Communal Entrance

Communal entrance to all apartments with lift access

Entrance Hall

Utility Cupboard with wall mounted gas central heating boiler and space to house washing machine and dryer.

Lounge / Kitchen

22' x 11' (6.71m x 3.35m)

Lounge Area

Double glazed twist and turn window to front, double glazed sliding door and full height window to balcony, laminate flooring and radiator.

Kitchen Area

integrated fridge-freezer, electric oven and hob with cooker hood over, stainless steel splash back, fittings for dishwasher, extractor fan

Bedroom1

14' 6" x 8' 11" (4.42m x 2.72m)

twist and turn double glazed window to side and radiator.

Bathroom

Panelled bath with screen and combi tap/shower attachment, wall mounted wash hand basin with mixer tap over, wc with push button flush, part tiled, towel style radiator.

Outside

Wrap around balcony to two sides with glass balustrade.

Parking

Gated access with one allocated parking space and use of bike store.



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

The Pinnacle, Trem Elai, PENARTH

- A third floor apartment offered in 'show room' condition with far reaching views enjoyed from a generous balcony.
- Spacious living space with open plan kitchen replete with appliances.
- Double bedroom also with views.
- Benefits from lift access, secure gated parking and gas central heating.
- Located in the Penarth area, convenient for access to Penarth and its Marina, Cardiff and Cardiff Bay.

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 3516.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. 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 to the roundabout and take the third exit onto Albert Road. Take the first left hand turn onto Plassey Street and then take the fourth right onto Plassey Square. At the T-junction turn right onto Gibson Way and proceed to the end of the road where the gated car park access for The Pinnacle can be found in front of you. For pedestrian access, turn right onto Trem Elai, park your car immediately on the left and follow the path in front of the houses and continue around to The Pinnacle which can be found on your left and accessed via security intercom.

view this property online allenandharris.co.uk/Property/PNR106646



Property Ref:
PNR106646 - 0006

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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