

24 Alexandra Court The Esplanade

Penarth, Vale of Glamorgan, CF64 3LA



A second floor two bedroom apartment, in need of some upgrading but with superb views of Penarth Pier, Esplanade and Bristol Channel from the lounge, kitchen and both bedrooms. Comprises an entrance hall, a lounge with dining space which is also open to the kitchen, main bedroom with en-suite, a further bedroom and a bathroom. The apartment is located in a popular development with a lift to all floors, residents gym and gated car park. Viewing is highly recommended. No chain. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£229,500

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Hall

Fitted carpet. Wall mounted electric heater. Two built-in cupboards. Power points and phone point. Doors to all rooms. Coved ceiling.

Living Room 10' 7" x 18' 6" into bay (3.22m x 5.65m into bay)

A spacious living and dining room, with kitchen to the side and uPVC double glazed bay window overlooking the Bristol Channel. Wall mounted electric heater. Coved ceiling. Fireplace with wooden surround, marble hearth and fitted electric fire. Power points and TV point. Double doors into the kitchen.

Kitchen 5' 5" x 10' 2" (1.64m x 3.11m)

Laminate floor. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including an electric oven and four burner electric hob, extractor hood and washing machine. Recess for fridge freezer. One and a half bowl sink with drainer. uPVC double glazed window to the front of water views. Coved ceiling. Part tiled walls. Power points.

Bedroom 1 11' 0" x 10' 5" maximum (3.35m x 3.18m maximum)

Double bedroom with uPVC double glazed window to the front overlooking the Pier Pavillion and Bristol Channel. Wall mounted electric heater. Fitted carpet. Fitted bedroom storage furniture with recess for double bed. Coved ceiling. Power points. Door to the en-suite.

En-Suite 4' 4" x 7' 6" (1.31m x 2.29m)

Vinyl floor. Suite comprising a shower cubicle with electric shower and a vanity unit with WC and wash hand basin. Mirror with light and shaver point. Tiled walls. Extractor fan. Wall mounted electric fan heater.

Bedroom 2 7' 3" x 10' 2" (2.2m x 3.11m)

Bedroom to the front of the apartment, once again with a uPVC double glazed window giving water views. Fitted carpet. Wall mounted electric heater. Coved ceiling. Power points. Fitted wardrobe.

Bathroom 7' 5" x 5' 6" (2.27m x 1.68m)

Vinyl floor and tiled walls. Suite comprising a panelled bath and a vanity unit with WC and wash hand basin. Mirror with light and shaver point. Extractor fan. Wall mounted fan heater.

Communal Facilities

The Alexandra Court development includes a gym, for the use of the residents, and a lift to all floors. To the rear of the building is a gated car park, with Flat 24 having one allocated parking space.

Additional Information

Tenure

We are informed that the flat is Leasehold, 999 years from September 1989.

Council Tax Band

The Council Tax band for this property is E, which equates to a charge of £2,290.68 for the year 2023/24.

Service Charge

We have been informed by the vendor that the service charge is £2,280.00 per annum.

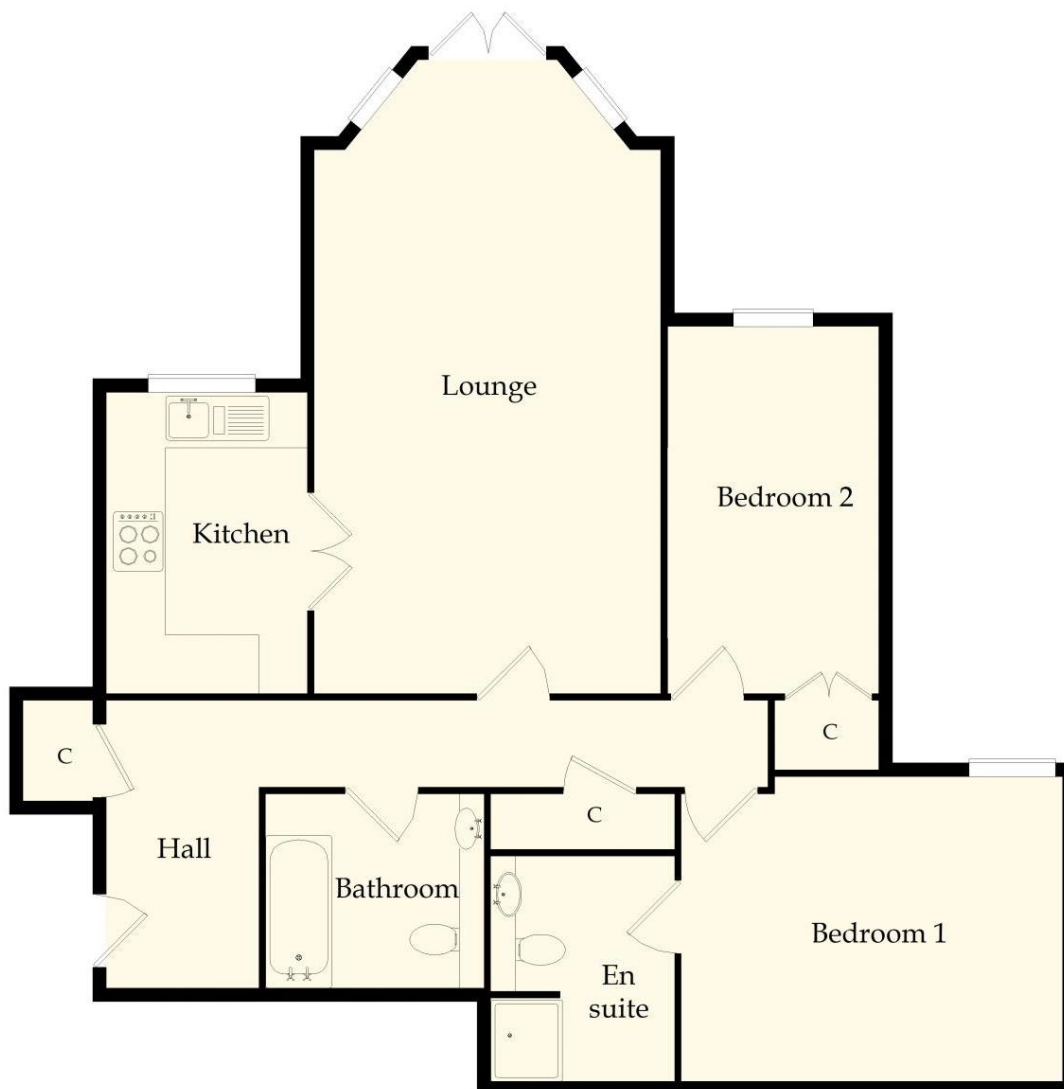
Approximate Gross Internal Area

753 sq ft / 70 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



This drawing is for illustrative purposes only (not to scale)
Copyright © 2022 ViewPlan.co.uk (Ref: VP24-5HR-2, Rev: Org)

