

# 45 Alexandra Court

The Esplanade, Penarth, Vale of Glamorgan, CF64 3LA



A very attractively improved and upgraded two bedroom fourth floor apartment with open plan living space and tremendous views of the Bristol Channel, Pier Pavillion and Esplanade. The property comprises the living space which is also open to the well-appointed kitchen, two bedrooms and two bathrooms. The building has a lift to all floors, communal gym and there is a gated car park to rear in which this flat has one allocated space. Sold with no onward chain. EPC: D.

**David  
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**£260,000**

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## **Accommodation**

### **Entrance Hall**

Accessed via a wooden front door from the communal areas. Fitted carpet. Power and broadband / phone point. Two built-in cupboards, one housing the hot water cylinder. Coved ceiling. Open to the living space.

### **Living Room** *10' 9" x 21' 9" maximum into bay (3.27m x 6.64m maximum into bay)*

A light and spacious living room open to the kitchen and with impressive Bristol Channel views taking in the Pier, Esplanade and islands. Fitted carpet. uPVC double glazed bay window to the front with fitted roller blinds. Wall mounted electric heater. Power points and TV point. Coved ceiling. Wall mounted electric fire.

### **Kitchen** *5' 9" x 9' 10" (1.76m x 3m)*

A well appointed kitchen, open from the lounge and with its own uPVC double glazed window overlooking the sea. Tiled floor. Fitted wall units and base units with matching corian work surfaces. Breakfast bar with black granite effect laminate work surface. Integrated appliances including an eye level electric oven and grill, four zone electric hob, extractor hood, fridge freezer and washing machine. One and a half bowl countersunk stainless steel sink with drainer. Part tiled walls. Recessed lighting. Coved ceiling.

### **Bedroom 1** *12' 10" x 14' 8" into fitted wardrobes (3.9m x 4.47m into fitted wardrobes)*

Double bedroom with uPVC double glazed window overlooking the Bristol Channel and an en-suite shower room. Fitted carpet. Fitted wardrobes. Power points and TV point. Hatch to loft space (not owned by flat). Wall mounted electric heater. Door to the en-suite.

### **Bedroom 2** *7' 2" x 10' 2" into doorway (2.19m x 3.11m into doorway)*

Single bedroom with views. uPVC double glazed window overlooking the Channel and with fitted Roman blind. Fitted carpet. Wall mounted electric heater. Power points. Coved ceiling.

### **En-Suite** *4' 3" x 5' 4" plus basin recess (1.29m x 1.62m plus basin recess)*

Tiled floor and part tiled walls. Suite comprising a shower cubicle with electric shower, WC and wash hand basin with storage below. Recessed lights. Extractor fan. Wall mounted electric fan heater. Shaver point.

### **Bathroom** *4' 8" x 7' 7" (1.43m x 2.3m)*

Fully tiled bathroom with suite comprising a panelled bath with mixer shower, WC and wash hand basin with storage below. Heated towel rail. Coved ceiling. Recessed lights. Extractor fan.

## **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 are informed that the service charge is currently £2,280.00 per annum.

### Approximate Gross Internal Area

559 sq ft / 52 sq m.

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

### Floor Plan



This drawing is for illustrative purposes only (not to scale)  
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