

# 15 Seabank

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



A first floor three double bedroom apartment with woodland views to the side, located in this very popular seafront development, just off the Esplanade and separated from Penarth Town Centre by a walk through Alexandra Park. The property benefits from an allocated parking space in the gated undercroft and comprises a spacious living / dining room, kitchen, the three bedrooms, a shower room and WC. It is found in good order throughout but has potential to upgrade, a long 999 year lease and a share of the freehold. No chain. EPC: D.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£240,000**

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## **Accommodation**

### **Porch**

Wooden double glazed panel front door. Fitted carpet. Light. Wooden inner door to the hall.

### **Entrance Hall**

Fitted carpet. Three built-in cupboards, one with gas boiler and another with the hot water cylinder. Power points. Doors to the kitchen, living room, three bedrooms, shower room and WC. Central heating radiator. Door entry phone.

### **Living / Dining Room** *17' 6" maximum x 18' 6" maximum (5.33m maximum x 5.63m maximum)*

A spacious dual aspect living and dining room, just off the kitchen and with uPVC double glazed windows to the side and rear. Fitted carpet throughout. Power points and TV point. Built in cupboard. Three central heating radiators. Sliding door to the kitchen.

### **Kitchen** *6' 6" x 12' 10" (1.97m x 3.92m)*

Vinyl flooring. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including an electric oven, four burner gas hob and extractor hood. Recess for fridge freezer. Plumbing for dishwasher and washing machine. One and a half bowl sink with drainer. Part tiled walls. Power points.

### **Bedroom 1** *12' 2" x 9' 5" (3.7m x 2.87m)*

Double bedroom with uPVC double glazed window to the side and front. Fitted carpet. Central heating radiator. Power points. Fitted wardrobes with mirrored sliding doors.

### **Bedroom 2** *12' 2" x 10' 1" (3.7m x 3.08m)*

The second double bedroom, once again with uPVC double glazed window to the side. Fitted carpet. Central heating radiator. Power points. Fitted wardrobe with mirrored sliding doors.

### **Bedroom 3** *10' 11" maximum x 10' 9" into wardrobes (3.33m maximum x 3.28m into wardrobes)*

Double bedroom with extensive fitted storage and uPVC double glazed window to the side. Fitted carpet. Central heating radiator. Power points.

### **Shower Room** *6' 2" x 6' 8" (1.88m x 2.03m)*

Suite comprising a shower cubicle, WC and wash hand basin. Tiled walls. Vinyl floor. Extractor fan.

### **WC** *6' 3" x 3' 1" (1.91m x 0.93m)*

Laminate floor and tiled walls. WC and wash hand basin. Extractor fan. Light. Fitted shelving.

## **Outside**

The property benefits from one allocated car parking space in the undercroft parking area.

## **Additional Information**

### **Tenure**

We are informed by the seller that the flat is Leasehold with 999 years from 1965, and also has a share of the Freehold.

### **Service Charge**

We have been informed by the vendors that the current service charge is £2061.38 per half year, £4122.76 per annum. This charge covers buildings insurance as well as the maintenance of public areas such as the lifts, stairs, corridors, hall and seating area outside, undercroft garage and lighting.

### **Council Tax Band**

The Council Tax band for this property is F, which equates to a charge of £2,707.18 for the year 2023/2024.

**Approximate Gross Internal Area**  
 979 sq ft / 91 sq m.

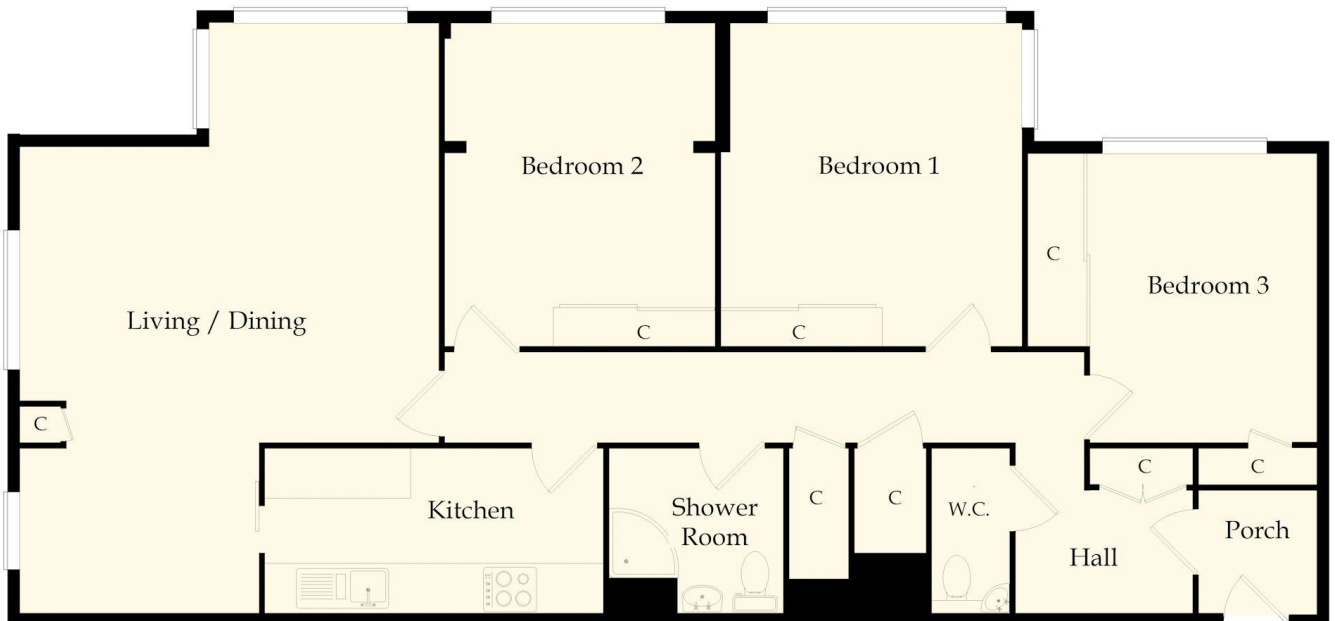
**Comments from the Owner**

We were attracted to the Seabank in the first place because our garden was becoming more difficult and a flat with a lift was a more sensible option. The position on the front and by gardens that were attractive was also a factor as well as having garaging in the undercroft so that shopping could be unloaded in the dry and taken up in the lift. The flat is large with plenty of cupboards, and one feels secure here. It is a very pleasant place to live as it is close to the town and the residents here are generally in the older age groups, so it is quiet.

**Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

**Floor Plan**



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