

73 Seabank, The Esplanade

Penarth, The Vale Of Glamorgan, CF64 3AR



A fully renovated one bedroom top floor flat in this very popular seafront development with views along the Esplanade and out to the Bristol Channel and across Alexandra Park. The property comprises an entrance hall, living room open to the kitchen, bedroom and bathroom. Sold with no onward chain. EPC: E.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

Est. Penarth 1969

Offers Over £200,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
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Accommodation

Entrance Hall

Oak effect luxury vinyl flooring and matching doors to the living room, kitchen, bathroom and bedroom. Two built-in cupboards, one with the hot water cylinder and the other with an electric central heating boiler. Central heating radiator. Recessed lights. Power points. Phone point. Door entry phone.

Living Room 12' 11" maximum x 15' 9" maximum (3.93m maximum x 4.8m maximum)

A superb room with southerly views along the Esplanade and out over the Bristol Channel. Oak effect luxury vinyl flooring continued from the entrance hall. Central heating radiator. Power and TV points. Recessed lights. Built-in cupboard. Open to the kitchen over the breakfast bar.

Kitchen 7' 9" x 5' 6" (2.37m x 1.67m)

A newly fitted, attractive modern kitchen comprising wall units and base units with white gloss doors and laminate work surfaces. Integrated appliances including an electric oven, four zone electric hob, extractor hood, dishwasher, counter level fridge and freezer and a washing machine. One and a half bowl stainless steel sink with drainer. uPVC double glazed windows. Extractor fan. Recessed lights. Part tiled walls. Power points.

Bedroom 1 9' 0" x 15' 3" (2.74m x 4.66m)

Double bedroom with uPVC double glazed windows providing panoramic views over the Bristol Channel, Esplanade and Alexandra Park. Oak effect luxury vinyl flooring continued from the hall. Central heating radiator. Power points. Recessed lights.

Bathroom 5' 8" x 6' 7" (1.73m x 2m)

New suite comprising a shower cubicle with electric shower, WC and wash hand basin. Heated towel rail. Tiled floor and fully tiled walls. Recessed lights. Extractor fan.

Additional Information

Tenure

The property is held on a leasehold basis (WA243521) with 999 years from 25 March 1965 (941 years remaining). There is also a share of the freehold.

Council Tax Band

The Council Tax band for this property is C, which equates to a charge of £1,665.96 for the year 2023/24.

Service Charge

We have been informed by the vendors that the current service charge is £1,213 per annum.

Ground Rent

There is no ground rent payable.

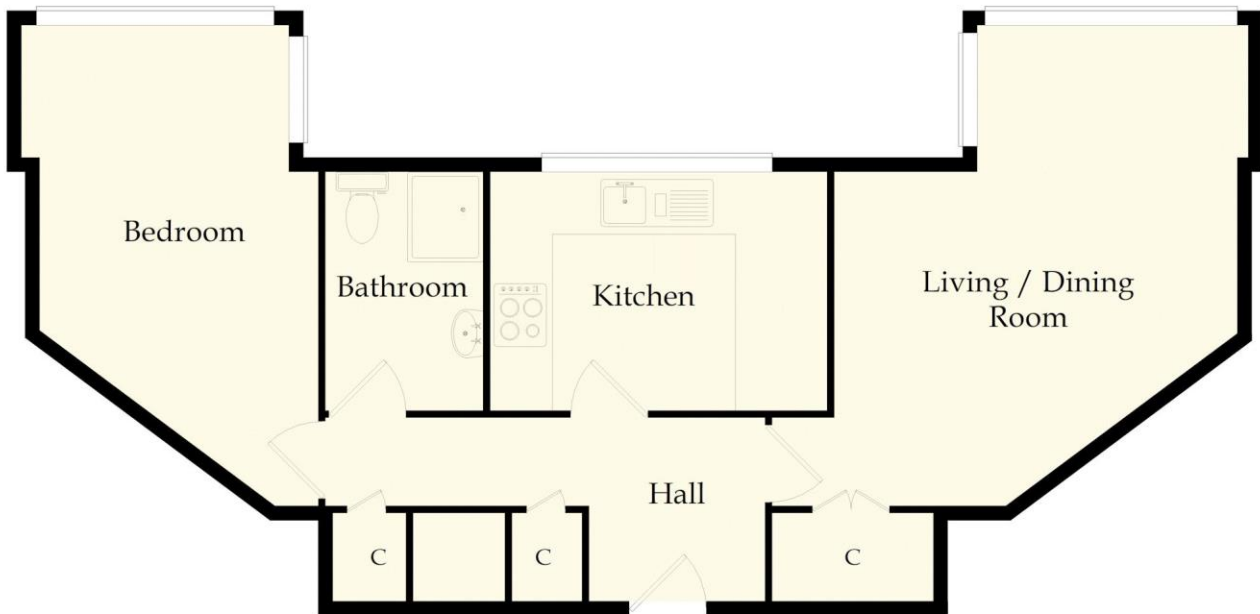
Approximate Gross Internal Area

505 sq ft / 57 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	50 E	52 E
21-38	F		
1-20	G		

Floor Plan



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