

# 16 Balmoral Quays

Penarth, Vale of Glamorgan, CF64 3NS



A very spacious and light three bedroom second floor flat located in this popular development just a short stroll from both the Esplanade and Alexandra Park on Penarth seafront. The property offers larger than average, versatile accommodation that includes the living room and kitchen / diner, three bedrooms (at least one being a potential extra sitting room or office), two bathrooms and a utility room. There are two allocated, undercroft parking spaces, a lift to all floors and the building has a communal roof terrace with both Channel and Park views. EPC: C.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor  
Est. Penarth 1969

**Offers Over £475,000**

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
Tel: 029 20 702622 | [info@davidbaker.co.uk](mailto:info@davidbaker.co.uk) | [www.davidbaker.co.uk](http://www.davidbaker.co.uk)

## **Accommodation**

### **Entrance Hall**

Wood effect laminate floor throughout. Large walk-in cupboard with hot water cylinder. Wall mounted electric heater. Power points. Door entry phone.

### **Living Room** 13' 10" x 18' 5" (4.22m x 5.61m)

A fabulous, light sitting room with dual aspect having uPVC double glazed window to the south along with uPVC double glazed doors (onto Juliette balcony) and window to the westerly side overlooking Alexandra Park. Fitted carpet. Wall mounted electric heater. Power points and TV point. Open to the kitchen / diner.

### **Kitchen / Diner** 10' 7" x 19' 0" (3.23m x 5.78m)

An upgraded, modern kitchen comprising fitted wall units and base units with white gloss doors and granite effect work surfaces. Integrated appliances including an electric oven, grill and microwave, four zone induction hob, dishwasher and counter level fridge. One and a half bowl sink with drainer. Laminate floor. uPVC double glazed window to side overlooking Alexandra Park. Wall mounted electric heater. Space for dining table and chairs. Power points and TV point. Recessed lights.

### **Bedroom 1** 11' 6" x 15' 11" into doorway (3.5m x 4.85m into doorway)

A spacious double bedroom with wooden double glazed window. Fitted carpet. Built-in wardrobe. Wall mounted electric heater. Power points and TV point. Door to the en-suite.

### **En-Suite** 7' 3" x 6' 10" into recess (2.22m x 2.08m into recess)

Partly tiled en-suite shower room with suite comprising a shower cubicle with mixer shower, WC and wash hand basin. Large bathroom cabinet with mirrored doors. Shaver point. Heated towel rail. Recessed lights. Extractor fan.

### **Bedroom 2** 10' 10" x 15' 11" (3.31m x 4.85m)

The second double bedroom, once again with wooden double glazed window to the south side of the building. Fitted carpet. Wall mounted electric heater. Power points. TV point.

### **Bedroom 3** 10' 4" max x 15' 11" max (3.15m max x 4.85m max)

A very useful third bedroom equally suited to be a home office (as is currently the case) or additional TV room. Wood effect laminate floor. Power points. Recessed lights. Wooden double glazed window to the south side of the building. Wall mounted electric heater.

### **Bathroom** 7' 3" x 7' 7" (2.22m x 2.31m)

Tiled floor and part tiled walls. Suite comprising a panelled bath with mixer shower and glass screen, WC and wash hand basin. Heated towel rail. Recessed lights. Extractor fan. Wall mounted electric fan heater. Bathroom cabinet. Shaver point. Fitted mirror with light.

### **Utility Room** 9' 10" x 6' 8" (3m x 2.02m)

Tiled floor. Fitted storage units with granite effect work surfaces. Plumbing for washing machine. Recess for fridge freezer. Single bowl stainless steel sink with drainer. Extractor fan.

## **Outside and Communal Facilities**

The property benefits from two allocated parking spaces in the undercroft car parking area. There is also a roof terrace for communal use that has wonderful views over the Bristol Channel and back across Alexandra Park.

### Additional Information

#### **Tenure**

The property is held on a leasehold basis (CYM490365) with 999 years from 1 January 2009 (984 years remaining).

#### **Service Charge**

We have been informed by the vendor that the service charge is £3700 for the current year, paid monthly.

#### **Ground Rent**

We have been informed by the vendor that the ground rent is ground rent is £250.00 per annum.

#### **Council Tax Band**

The Council Tax band for this property is G, which equates to a charge of £3,123.66 for the year 2023/24.

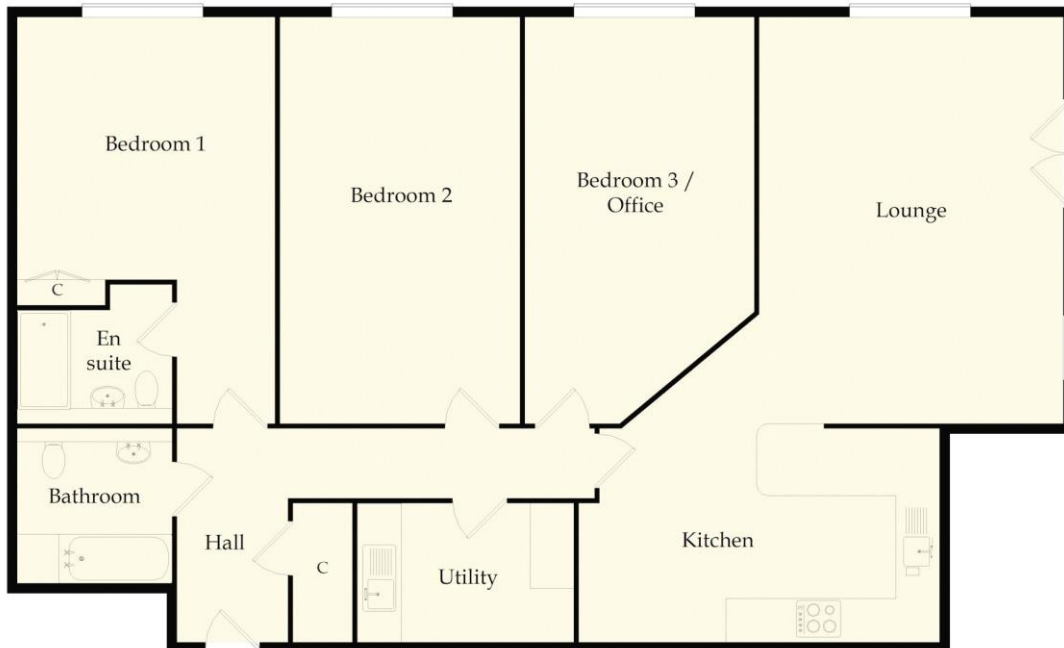
#### **Approximate Gross Internal Area**

1259 sq ft / 117 sq m.

#### **Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### **Floor Plan**



This drawing is for illustrative purposes only (not to scale)  
Copyright © 2024 ViewPlan.co.uk (Ref: VP24-TBT-2, Rev: Org)











Communal roof terrace



View from communal roof terrace