

# 53 Seabank, The Esplanade

Penarth, Vale of Glamorgan, CF64 3AR



A very stylish, light and modern fifth floor apartment with wonderful water views along the Esplanade and across the Bristol Channel from the living room and bedroom. In excellent condition throughout having been extensively renovated over the last few years, this property offers superb living space in a very popular Penarth seafront development. The property has its own garage, and benefits from a location that is ideal for access to the Esplanade and up into the town centre through Alexandra Park. Viewing advised. EPC: D,

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£240,000**

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## **Accommodation**

### **Entrance Hall**

Entered via a new composite front door from the communal landing. Tiled flooring and matching doors to the living room, kitchen, bathroom and bedroom. Two built-in cupboards, one with the hot water cylinder. Central heating radiator. Recessed lights. Power points. Phone point. Door entry phone.

### **Living / Dining Room** 12' 11" x 15' 9" (3.93m x 4.8m)

This is a wonderfully light and airy main reception room, partly open to the kitchen and with excellent views along the Esplanade and across the Bristol Channel. Fitted carpet. Feature fireplace with electric fire. Power and TV points.

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

Tiled floor. A comprehensively fitted kitchen comprising wall units and base units with cream gloss doors and granite effect work surface. Integrated appliances including an electric oven, grill, microwave, four zone induction hob, fridge, freezer and washing machine. One and a half bowl countersunk sink with drainer. Open to the kitchen. Two high level windows.

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

Double bedroom with uPVC double glazed windows looking out over the Esplanade and Bristol Channel. Fitted carpet.

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

Suite comprising a shower cubicle with mixer shower, WC and wash hand basin with storage below. Heated towel rail. Extractor fan. Fitted mirror with lights.

### **Garage**

Remote controlled roller shutter door. Light and power points.

### **Communal Facilities**

Seabank has two communal areas, namely a top floor viewing platform with panoramic views across Penarth and the Bristol Channel as well as an outside seating area - again with pleasant views.

## **Additional Information**

### **Tenure**

The property is held on a leasehold basis (WA243521) with 999 years from 25 March 1965 (940 years remaining). There is also a share of the freehold.

### **Council Tax Band**

The Council Tax band for this property is D, which equates to a charge of £2,003.04 for the year 2023/24.

### **Service Charge**

We have been informed by the vendor 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.

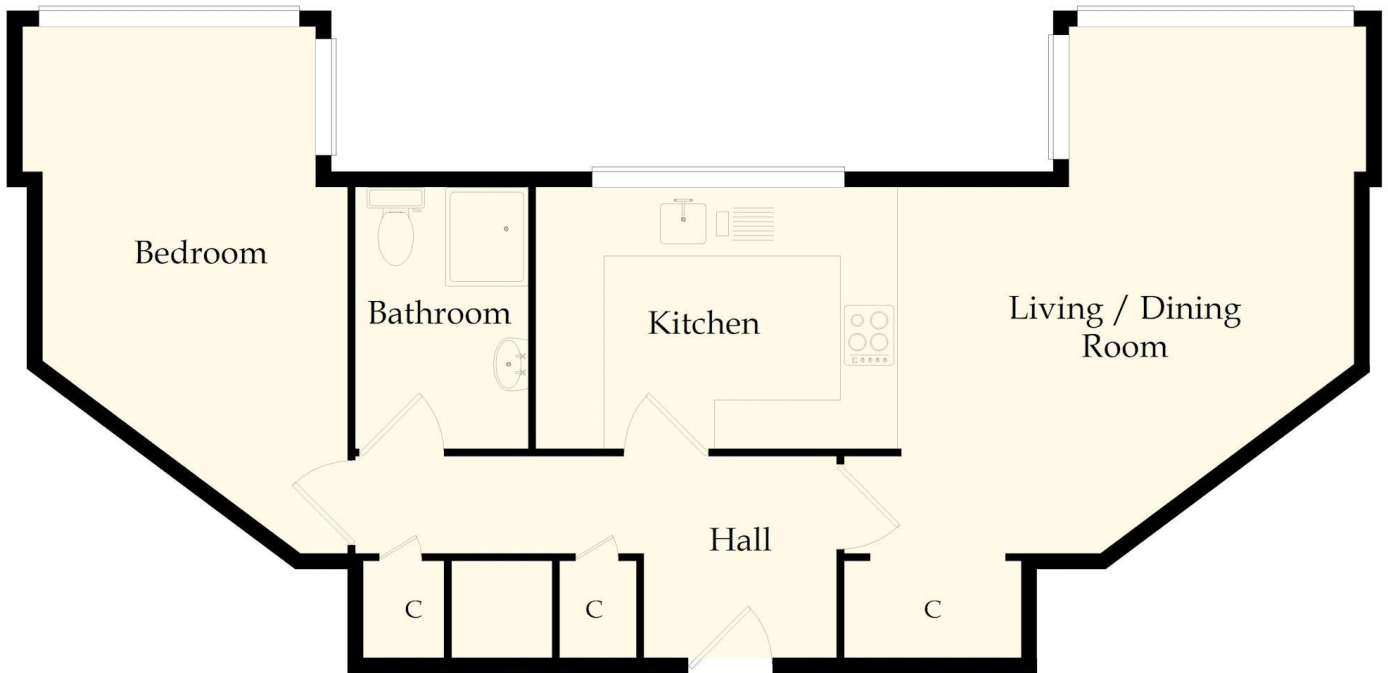
### **Utilities**

The property is connected to mains electricity, water and sewerage.

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 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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