

72 Seabank

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



A wonderfully presented top floor two bedroom flat with extremely good views along the Esplanade and out over the Bristol Channel to the south. The property has been renovated to a good standard and comprises the entrance hall, open plan living / dining room and kitchen, two bedrooms and two bathrooms. The building has a lift to all floors, communal rooftop viewing room, unallocated parking and a communal outside seating area overlooking the pier. Sold with no chain. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£415,000

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Accommodation

Entrance Hall

Fitted carpet. Large fitted mirror. Two built-in cupboards, one with gas combination boiler and fitted shelf. Central heating radiator. Doors to the living room, both bedrooms, bathroom and shower room. Recessed lights. Power points.

Living Room 22' 8" max x 17' 2" max (6.92m max x 5.23m max)

A magnificent open plan living room with dining space, opening to the kitchen and with tremendous southerly views along the Esplanade and across the Bristol Channel. Fitted carpet. Recessed lights. Extensive uPVC double glazed windows to two sides and a door out onto the balcony. Central heating radiator. Power points and TV point.

Kitchen 13' 4" x 6' 7" (4.07m x 2m)

Fitted kitchen comprising wall units and base units with white gloss cabinet doors and matching white laminate work surfaces and section of wooden work surface. Integrated appliances including an electric oven, four zone electric hob, extractor hood, dishwasher and fridge freezer. Single bowl stainless steel sink with drainer. Recessed lights.

Bedroom 1 11' 1" x 11' 10" (3.38m x 3.61m)

A double bedroom with uPVC double glazed window giving superb panoramic views to the south along the Esplanade and across the Bristol Channel. Central heating radiator. Power points. Recessed light. TV point.

Bedroom 2 11' 10" x 8' 10" (3.61m x 2.69m)

The second double bedroom, again with uPVC double glazed window and amazing views across the Channel. Fitted carpet. Recessed lights. Central heating radiator. Power points and TV point.

Bathroom 6' 5" x 6' 0" (1.96m x 1.82m)

The main bathroom, with suite comprising a panelled bath with mixer shower, WC and wash hand basin with storage below. Tiled floor and walls. Fitted wall cabinet with mirrored doors and lights. Recessed lights. Extractor fan. Heated towel rail.

Shower Room 4' 3" plus shower x 6' 0" (1.3m plus shower x 1.82m)

Tiled floor and walls. Suite comprising a shower cubicle with electric shower, WC and wash hand basin. Fitted mirror, can cabinet with mirrored door. Recessed lights. Extractor fan. Heated towel rail.

Outside

Garage

The property comes with one single garage.

Balcony 12' 3" x 4' 6" (3.73m x 1.38m)

A well-proportioned balcony with a southerly aspect and views out over the Bristol Channel. Timber decked floor. Outside light.

Additional Information

Tenure

The property is held on a leasehold (WA390456) with 999 years from 25 March 1965 (940 years remaining)

Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £2,893.28 for the year 2024/25.

Service Charge

We have been informed by the vendor that the service charge is approximately £3,500 per annum.

Ground Rent

There is no ground rent payable.

Approximate Gross Internal Area

839 sq ft / 78 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan

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