

7 Ty Charlotte, Marconi Avenue

Penarth, The Vale Of Glamorgan, CF64 1SU



A two bedroom second floor flat with balcony and impressive water views over the river and across Cardiff Bay. The property is available immediately pending the successful completion of the application process and comprises the living room, kitchen, two bedrooms and two bathrooms. There is one allocated parking space and the property is rented on an unfurnished basis. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£1,200 PCM

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Accommodation

Entrance Hall

New fitted carpet. Built-in cupboard with new hot water cylinder and electrical consumer units. Wall mounted electric heater. Door entry phone. Doors to the living room, kitchen, both bedrooms and the bathroom.

Living Room 16' 2" to doorway x 12' 9" (4.94m to doorway x 3.88m)

A spacious dual aspect sitting room with exceptional views across the river to Cardiff Bay and the Bristol Channel. uPVC double glazed window to the side along with uPVC double glazed windows and doors overlooking the river and giving access to the balcony. New fitted carpet. Two wall mounted electric heaters. Power points and TV point. Coved ceiling. Recessed lights.

Kitchen 7' 9" x 9' 3" (2.36m x 2.82m)

Tiled floor. Fitted kitchen comprising wall units and base units with shaker style doors and laminate work surfaces. Integrated appliances including an electric oven, four zone electric hob, fridge freezer, microwave and washing machine. One and a half bowl stainless steel sink with drainer. uPVC double glazed window to the side. Part tiled walls. Extractor hood and extractor fan. Power points.

Bedroom 1 16' 2" x 9' 2" (4.94m x 2.8m)

Double bedroom with en-suite shower room and water views. New fitted carpet. Fitted bedroom furniture including tall cupboards, bed side tables and overhead cupboards with double bed recess. Wall mounted electric heater. Power points. Door to the en-suite.

En-Suite 5' 11" max x 5' 11" max (1.81m max x 1.8m max)

A fully tiled en-suite comprising a shower cubicle with mixer shower, WC and wash hand basin with storage below. Recessed lights. Extractor fan. Heated towel rail. Fitted mirror with lights. Shaver point.

Bedroom 2 8' 6" x 15' 0" max (2.6m x 4.56m max)

New fitted carpet. uPVC double glazed window to the front with views of the park. Power, TV and phone points. Electric heater.

Bathroom 8' 5" x 6' 11" (2.56m x 2.11m)

A fully tiled bathroom with suite comprising a panelled bath, WC and wash hand basin with storage below. Heated towel rail. Fitted mirror with lights. Recessed lights. Extractor fan. uPVC double glazed window with opaque glass. Wall mounted electric fan heater.

Outside

Balcony

The property benefits from a well-proportioned balcony with water views, accessed from the living room. Timber decked and with a glass and steel balustrade.

Parking

There is one allocated parking space in the gated parking area.

Additional Information

Availability and Furnishing

The property is available immediately, on an unfurnished basis.

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.

Affordability

In order to successfully complete the application process, applicants must be able to prove combined earnings of £39,600 per annum.

Utilities

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

Our Fees

For all tenancies, we require rent paid one month in advance. Prior to the commencement of any tenancy, tenants must pay, in cleared funds, the first months rent unless otherwise agreed. A further payment of one months rent plus £100 is also due as a security deposit, this payment will be held in the Government backed TDS scheme. Details of the Tenancy Deposit Scheme can be found at their website, www.tenancydepositscheme.com/. David Baker & Company is a member of The Property Ombudsman. David Baker & Company is a member of a Client Money Protection scheme operated by Client Money Protect (CMP).

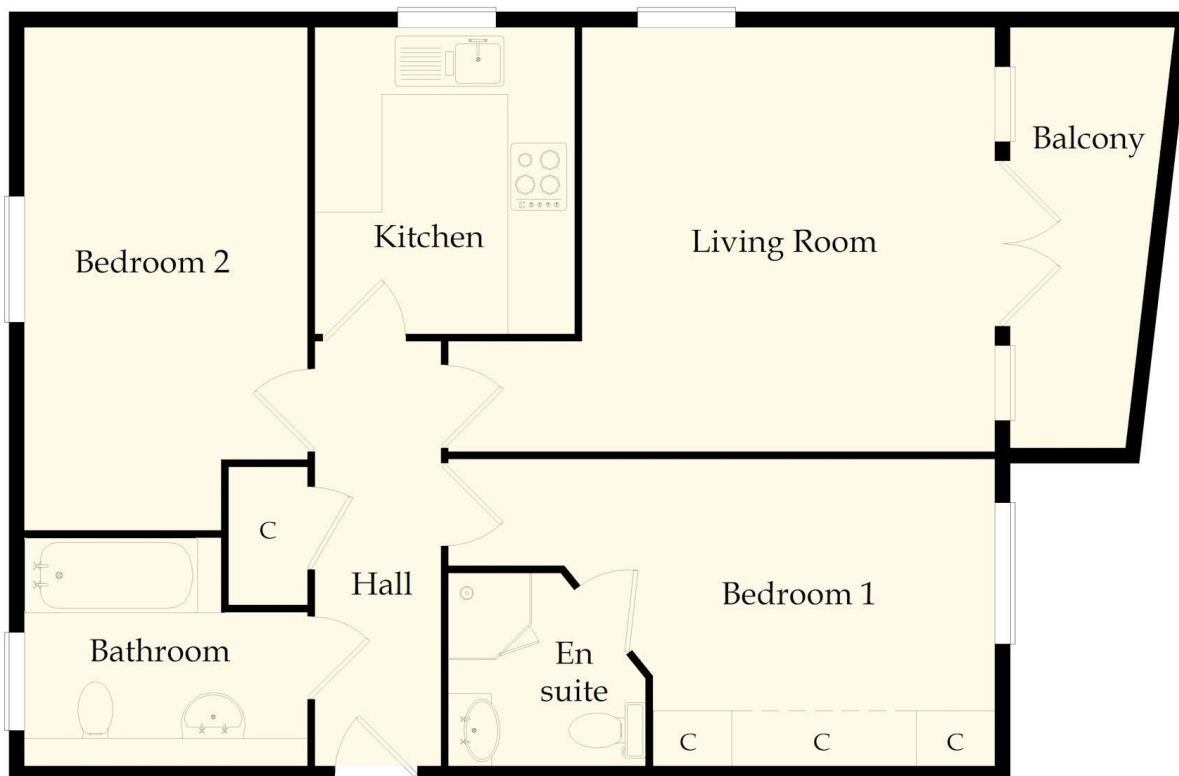
Approximate Gross Internal Area

624 sq ft / 58 sq m.

Energy Performance Certificate

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

Floor Plan



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