

11 Windsor Court

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



A wonderfully renovated third and fourth floor maisonette on the Esplanade with excellent views over Penarth Pier and the Bristol Channel. In excellent condition throughout, the property comprises an open plan living space, kitchen and cloakroom on the first level along with three bedrooms and a bathroom above. There are sea fronting balconies on both levels and the property further benefits from an allocated parking space. No onward chain. EPC: D.

**David
Baker & Co.**
Your local Estate Agent & Chartered Surveyor

£350,000

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Accommodation

Porch 4' 1" x 3' 0" (1.24m x 0.91m)

Fitted carpet. Composite front door with double glazed panel and a uPVC double glazed side window. Doors to the WC and living space.

WC 5' 0" x 2' 5" (1.52m x 0.73m)

Tiled walls. Vinyl floor. uPVC double glazed window to the front.

Living / Dining Room 19' 3" max x 17' 10" max (5.86m max x 5.43m max)

An open plan living and dining space with uPVC double glazed windows and sliding doors that offer very good water views over the Bristol Channel. Two central heating radiators. Power points and TV point stairs to the first floor. Access onto the balcony and a sliding door into the kitchen.

Kitchen 8' 11" x 8' 5" (2.73m x 2.56m)

Tiled floor. Fitted kitchen comprising wall units and base units with wood effect laminate work surfaces and off-white gloss doors. Integrated appliances including an electric oven, grill, four burner gas hob, extractor hood and dishwasher. Space for a fridge freezer. Plumbing for washing machine. Cupboard with gas combination boiler. One and a half bowl stainless steel sink with drainer. Power points. uPVC double glazed window overlooking the park.

Upper Floor

Landing

Fitted carpet to the stairs and landing. Recessed lights. Doors to all three bedrooms and the bathroom.

Bedroom 1 9' 5" x 11' 3" (2.88m x 3.42m)

Double bedroom with uPVC double glazed sliding doors out onto the balcony which gives tremendous panoramic views over Penarth Pier and across the Bristol Channel. Additional uPVC double glazed window to the south side. Fitted carpet. Central heating radiator. Power points.

Bedroom 2 9' 4" x 14' 7" (2.85m x 4.45m)

This is the second double bedroom overlooking the Esplanade, with views across the Bristol Channel. Fitted carpet. Built-in wardrobes. Central heating radiator. Power points.

Bedroom 3 9' 4" x 10' 9" (2.84m x 3.28m)

Double bedroom, currently used as a study, with uPVC double glazed window to the rear overlooking the park. Fitted carpet. Central heating radiator. Power points.

Bathroom 9' 4" x 7' 0" (2.85m x 2.13m)

Suite comprising a shower cubicle with electric shower, paneled bath, WC, bidet and sink with storage below. Additional fitted bathroom storage. uPVC double glazed window to the side. Heated towel rail. Recessed lights. Part tiled walls. Vinyl floor.

Outside

The property benefits from two balconies, accessed from the living room and main bedroom, measuring 2.67m x 1.57m (lower) and 2.8m x 1.58m (upper floor). Both balconies have excellent views of the Bristol Channel, Penarth Pier and along the Esplanade.

Additional Information

Tenure

The property is held on a leasehold basis (CYM576602) which runs from and including 5 October 2012 to and including 30 April 2155 (130 years remaining).

Council Tax Band

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

Service Charge

We have been informed by the sellers that the current service charge is £2,686.82 per year, and includes buildings insurance.

Ground Rent

We have been informed by the sellers that there is a £1 per year ground rent.

Approximate Gross Internal Area

863 sq ft / 80.2 sq m.

Utilities

The property is connected to mains gas, electricity, water and sewerage services and have gas central heating.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	67 D
39-54	E		
21-38	F		
1-20	G		

Floor Plan











