

Apartment 7, Ashdene Manor

Bridgeman Road, Penarth, The Vale Of Glamorgan, CF64 3AB



A top (second) floor apartment with exceptional views across the Bristol Chanel and over Alexandra Park. Located in a recently redeveloped and extended Victorian house close to Penarth town centre, the Esplanade and Alexandra Park. The living accommodation comprises an entrance hall with fitted storage, an open plan living space with phenomenal views and a vaulted ceiling, two double bedrooms and two bathrooms. Each apartment in the development has one parking space in the gated parking area and there is a well-proportioned communal garden. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£690,000

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Accommodation

The entrance hall has an attractively tiled floor, central heating radiator and two built-in cupboards, one being a utility cupboard with power points and plumbing for a washing machine as well as the electrical consumer units and data point. The tiled floor continues through into the main living space which has a very pleasant dual aspect and vaulted ceiling with aluminium double glazed windows to the side and 4-pane bifold doors to the rear onto a Juliet balcony. The fitted kitchen comprises overhead storage, base cabinets and a central island with quartz work surfaces and integrated Neff appliances such as a fridge freezer, oven, four zone induction hob, microwave, extractor hood, wine cooler and dishwasher. The main bedroom also has a vaulted ceiling and dual aspect with aluminium double glazed windows to the front and side - with views of the Bristol Channel and over Alexandra Park. The en-suite shower room has a large shower cubicle, WC and a sink with storage below. There is a second double bedroom, and a main bathroom that has a bath with twin head mixer shower and glass screen, a WC and a sink with storage below.

Living / Dining / Kitchen 16' 2" x 19' 2" (4.93m x 5.83m)

Bedroom 1 13' 10" x 13' 5" (4.21m x 4.09m)

En-Suite 8' 2" max x 7' 5" max (2.48m max x 2.27m max)

Bedroom 2 11' 4" x 9' 4" (3.46m x 2.85m)

Bathroom 6' 8" x 9' 5" (2.04m x 2.86m)

Outside

The property has access to the communal gardens, that have a gate to Windsor Gardens behind, and views of the Bristol Channel. There is also one allocated parking space within the gated parking area.

Additional Information

Tenure

The property is leasehold (WA154208), with a term of 125 years from 2025 (125 years remaining). There will also be a share of the freehold, passed over from the current freeholder once all apartments have sold.

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2124.01 for 2025/26.

Ground Rent

We have been informed that there will be a peppercorn ground rent.

Service Charge

We have been informed that the initial service charge will be no more than £3000 per annum.

Approximate Gross Internal Area

892 sq ft / 82.9 sq m.

Utilities

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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











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