

Apartment 8, Ashdene Manor

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



A top floor apartment in the original part of this impressively converted Victorian house, with a lovely open plan kitchen / dining / living space and excellent sea views. Located just a short walk from Penarth town centre, the Esplanade and Alexandra Park. The living accommodation comprises an entrance hall with built-in cupboard and a utility room, the open plan living space, 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
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Your local Estate Agent & Chartered Surveyor

£910,000

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Accommodation

The entrance hall has an attractive herringbone oak floor, central heating radiator, a built-in cupboard and a utility room with plumbing for a washing machine, power points and a sink as well as the electrical consumer units and data point. The herringbone oak floor continues through into the main living space which has an aluminium double glazed bay window to the rear overlooking the Bristol Channel and communal gardens as well as a vaulted ceiling with exposed roof beams. The fitted kitchen comprises overhead storage, a tall cupboard, base cabinets and a central island with marble work surfaces and shaker style cabinet doors. Integrated Neff appliances such as a fridge freezer, oven, four zone induction hob, microwave, extractor hood, wine cooler and dishwasher. The main bedroom has an aluminium double glazed window to the front and the en-suite shower room has a large walk-shower cubicle, WC and a sink with storage below. There is a second bedroom, again with aluminium double glazed windows to the rear with impressive views. The 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 20' 4" into bay x 21' 5" (6.19m into bay x 6.52m)

Bedroom 1 17' 9" max x 17' 1" max (5.41m max x 5.2m max)

En-Suite 9' 7" x 6' 0" (2.91m x 1.82m)

Bedroom 2 11' 10" x 11' 0" (3.61m x 3.35m)

Bathroom 10' 4" x 7' 1" (3.14m x 2.17m)

Utility Room 3' 10" x 10' 9" (1.16m x 3.27m)

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 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

1030 sq ft / 95.7 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	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



For illustrative purposes









