

14 Windsor Gardens

Windsor Road, Penarth, The Vale of Glamorgan, CF64 1JJ



A brand new, two bedroom second floor apartment, located very close to Penarth town centre as part of this high quality central Penarth development of 21 properties. The property features an open plan living / dining space with kitchen and excellent southerly views across Penarth, two double bedrooms and two bathrooms. Benefits from an all important undercroft parking space and communal garden. Viewings now available. EPC: B.

**David
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Your local Estate Agent & Chartered Surveyor

£300,000

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Accommodation

Hall

A spacious hallway with large built-in utility cupboard. Doors to all main rooms.

Kitchen / Living Space 24' 11" x 12' 2" max (7.6m x 3.7m max)

An open plan living and dining space with kitchen, and sliding doors that front onto the Windsor Road and open onto the balcony. The premium Avana kitchen is finished with black matt trim and comprehensive integrated Samsung appliances including an electric oven, combi microwave, four zone induction hob, extractor, fridge freezer and dishwasher. LVT flooring throughout. Wall mounted electric heater. Power, TV and data points. Recessed lights.

Bedroom 1 16' 1" x 9' 2" (4.9m x 2.8m)

Double bedroom with en-suite shower room. Fitted carpet. Double glazed window to the side with opaque glass. Wall mounted electric heater. Power and TV points. Recessed lights.

En-Suite

A Mandarin Stone tiled bathroom with Tissano bathroom suite comprising a shower, WC and wash hand basin with vanity unit. Fitted mirror. Recessed lights.

Bedroom 2 11' 6" x 10' 2" (3.5m x 3.1m)

The second double bedroom, again with with double glazed windows overlooking Railway Terrace, with opaque glass. Fitted carpet. Wall mounted electric heater. Power points. Recessed lights.

Bathroom

Bathroom with a quality Tissano fitted bathroom, comprising a bath tub with twin head shower and glass screen, WC and wash hand basin with vanity unit. Mandarin Stone tiled floor and walls. Recessed lights.

Outside

The property benefits from an allocated space in the undercroft, gated car park and use of the communal garden.

Communal Facilities

The development will have a central zen garden and on-site gym with Peloton bikes and a bike store.

Additional Information

Tenure

The property will be held on a leasehold basis with a 250 year lease.

Service Charge

TBC - but the service charges will be calculated based on the relative size of the property within the development.

Council Tax Band

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

Approximate Gross Internal Area

780 sq ft / 72.5 sq m.

Notes

The development has been completed with environmental and efficiency considerations in mind with an energy efficient building fabric, modern heating, venting, and electrical installations, water conservation measures and electric car charging points. Each flat has solar panel assisted electric heating.

Energy Performance Certificate

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

Floor Plan









