

9 Windsor Gardens

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



A brand new, two bedroom first floor apartment with balcony on the front corner of this landmark Penarth development, in a central town centre location and being sold with no onward chain. The property comprises a hallway with large built-in utility cupboard, an open plan living / dining room with kitchen, two double bedrooms and two bathrooms - including an en-suite to the main bedroom. The property benefits from its own balcony that overlooks Windsor Road. There is an allocated space in the undercroft parking area as well as use of the communal garden. Viewing advised. EPC: C.

**David
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Your local Estate Agent & Chartered Surveyor

£410,000

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Accommodation

Hall

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

Kitchen / Living *18' 4" max x 21' 0" max (5.6m max x 6.4m 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 *11' 6" max x 17' 1" into doorway (3.5m max x 5.2m into doorway)*

The main bedroom, being a double bedroom with en-suite bathroom. Window to the side onto Railway Terrace. Power points. LVT flooring continued from the hallway and living room. Power points. Wall mounted electric heater.

En-Suite

A Mandarin Stone tiled bathroom with Tissano bathroom suite comprising a shower cubicle with twin head mixer shower, a WC and wash hand basin with vanity unit. Recessed lights. Extractor fan. Electric heated towel rail.

Bedroom 2 *10' 10" x 10' 6" (3.3m x 3.2m)*

The second double bedroom, once again with a window to the side of the building, onto Railway Terrace. Power points. LVT flooring. Power points. Wall mounted electric heater.

Bathroom

Bathroom with a quality Tissano fitted bathroom, comprising a bath tub with twin head mixer shower, WC and wash hand basin with vanity unit. Mandarin Stone tiled floor and walls. Recessed lights. Extractor fan. Heated towel rail.

Outside

The property benefits from its own front facing balcony, onto Windsor Road with views in either direction. There is also 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 is leasehold with a 250 year lease.

Service Charge

The Service Charge is to be confirmed, but 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.

Ground Rent

We have been informed by the seller that there is no ground rent.

Approximate Gross Internal Area

818 sq ft / 78 sq m.

Notes and Utilities

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		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











