



35, Seabank
Penarth, CF64 3AR

Watts
& Morgan

35 Seabank

The Esplanade, Penarth CF64 3AR

£210,000 Leasehold - Share of Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

Watts and Morgan are delighted to market this spacious three bedroomed apartment, in this highly popular development on The Esplanade. Enjoying elevated woodland views and partial sea views. Conveniently situated to Penarth Pier, Penarth town centre and Cardiff city centre. Accommodation comprises of open lounge/ dining area, kitchen, bathroom, cloakroom, three double bedrooms along with a balcony with views. The kitchen has been recently refitted and there are new carpets throughout. The property benefits from the use of a communal rooftop viewing room, outside waterfront deck and unallocated parking. Being sold with no onward chain. Share of Freehold.
EPC Rating: 'C'.

Directions

Penarth Town Centre – 0.3 miles

Cardiff City Centre – 4.3 miles

M4 Motorway – 10.2 miles

Your local office: Penarth

T: 02920 712266 (1)

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Summary of Accommodation

Communal Entrance - entered via a secure door into a welcoming hallway with lifts providing access to all floors. 35 Seabank is located on the third floor.

Entered via a glazed uPVC door with glazed side panels into a welcoming porch benefitting from carpeted flooring. A second hardwood door provides access into the welcoming entrance hall benefitting from carpeted flooring, two recessed storage cupboards and a wall-mounted audio intercom system.

The cloakroom has been fitted with a 2-piece white suite comprising; a WC and a wash hand basin. The cloakroom further benefits from tiled flooring, partially tiled walls, a central ceiling light-point and a recessed storage cupboard.

The spacious living room enjoys carpeted flooring and uPVC double glazed windows to the side and rear elevations. A uPVC glazed door provides access onto a private balcony enjoying elevated woodland and partial sea views.

The dining room enjoys continuation of carpeted flooring, a uPVC double glazed window to the rear elevation enjoying woodland views and a recessed cupboard housing the wall mounted gas combi boiler.

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include; a fridge, a freezer, a dishwasher, a washing machine, a 4-ring induction hob with an extractor hood over and an electric oven. The kitchen further benefits from tiled flooring, partially tiled walls, a central ceiling light-point, under-counter lighting and a stainless steel bowl sink. Bedroom one is a generously sized double room which enjoys carpeted flooring, a uPVC double glazed window to the side elevation and a recessed storage cupboard.

Bedroom two (currently used as a home office) is another spacious double room which enjoys carpeted flooring and a uPVC double glazed window with woodland and partial sea views. Bedroom three is a further spacious room enjoying carpeted flooring, uPVC double glazed window to the side elevation enjoying woodland and sea views.

The family bathroom has been fitted with a 3-piece suite comprising; a panelled bath with an electric shower over, a wash hand basin and a WC. Further benefits from tiled flooring, partially tiled walls and a central ceiling light-point.

GARDENS/GROUNDS, SERVICES & TENURE

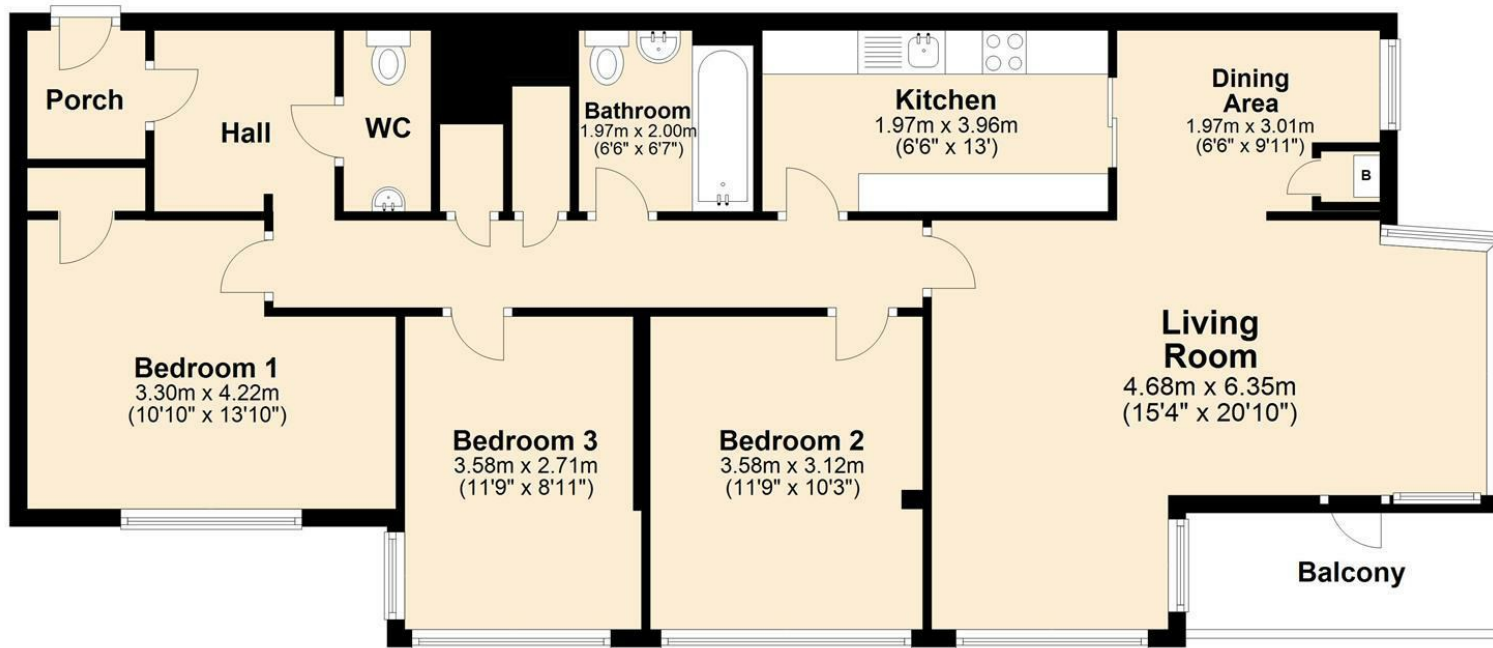
35 Seabank benefits from a private balcony which enjoys artificial grass providing ample space for outdoor entertaining and dining while enjoying woodland and partial sea views.

Leasehold with a share of the Freehold. 999 year lease from March 1965 - 942 years remaining. We have been reliably informed that the Service Charge is £4,122pa to include building insurance, general maintenance and ground rent



Third Floor


Approx. 98.3 sq. metres (1057.8 sq. feet)



Total area: approx. 98.3 sq. metres (1057.8 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	73	73
	EU Directive 2002/91/EC 	



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