



Flat 15, The Royal, Queens Road
Penarth, CF64 1BQ

Watts
& Morgan

Flat 15, The Royal Queens Road

Penarth CF64 1BQ

£112,000 Leasehold

1 Bedroom | 1 Bathroom | 1 Reception Room

A well presented top floor studio apartment. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises living/bedroom accommodation, kitchen and a shower room. The apartment also benefits from a basement storage area. Being sold with no onward chain. EPC Rating 'D'.

Directions

Penarth Town Centre – 0.4 miles

Cardiff City Centre – 3.5 miles

M4 Motorway – 9.6 miles

Your local office: Penarth

T: 02920 712266 (1)

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Summary of Accommodation

ACCOMODATION

Entered via a solid wooden door into the living/bedroom accommodation which enjoys carpeted flooring, a wall mounted intercom system, recessed ceiling spotlights, two recessed storage cupboards one of which housing the wall mounted gas combi boiler and two uPVC double glazed windows.

The kitchen has been fitted with a range of base units with roll top laminate work surfaces. Integral appliances to remain include; a 'Neff' electric combination microwave/oven, a 4-ring gas hob and an 'Indesit' washing machine. The kitchen further benefits from solid wood flooring, partially tiled splashback, an extractor fan, recessed ceiling spotlights, an obscured uPVC double glazed window to the side elevation and uPVC double glazed windows to the rear elevation.

The bathroom has been fitted with a 3-piece white suite comprising a shower cubicle with a thermostatic shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from a continuation of solid wood flooring, partially tiled walls, an extractor fan, recessed ceiling spotlights and a wall mounted chrome towel radiator.



ADDITIONAL INFORMATION

Leasehold (125 years from 2004 - approx. 106 years remaining).

All mains services connected.

Council tax band 'C'.

We have been reliably informed that the service charge is approximately £945.00 per annum to include buildings insurance.

The property also benefits from a storage area located in the basement.

Top Floor

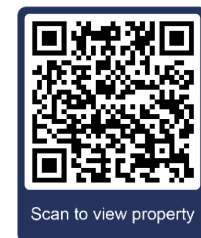
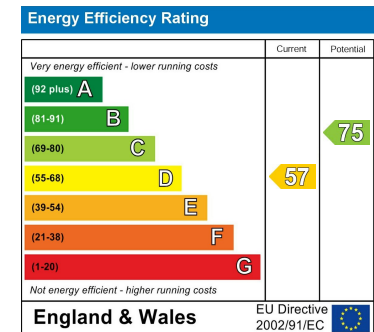
Approx. 23.5 sq. metres (252.9 sq. feet)



Total area: approx. 23.5 sq. metres (252.9 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.



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