



54 Seabank, The Esplanade  
Penarth, CF64 3AR

Watts  
& Morgan

# 54 Seabank, The Esplanade

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**£325,000 Leasehold - Share of Freehold**

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A spacious two bedroom fifth floor apartment in a highly desirable development on The Esplanade enjoying elevated woodland and sea views. Conveniently located to Penarth Pier, Penarth town centre, Cardiff city centre and the M4 Motorway. Accommodation briefly comprises; open plan kitchen/dining/living room with a door providing access to a private balcony, two spacious double bedrooms, bathroom and shower room. Externally the property benefits from unallocated parking, a single garage, outside waterfront deck and a communal roof top viewing room. Being sold with no onward chain. Share of Freehold. EPC rating 'C'.

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## Directions

Penarth Town Centre – 0.3 miles

Cardiff City Centre – 4.3 miles

M4 Motorway – 10.2 miles

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Your local office: Penarth

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## Accommodation

A secure communal entrance is accessed via a fob into a welcoming hallway with lifts and stairs to all floors. 54 Seabank is located on the fifth floor.

Entered via a solid wooden door into a welcoming hallway enjoying carpeted flooring, a wall mounted intercom system and three recessed storage cupboards, one of which houses the hot water cylinder and provides space and plumbing for freestanding white goods.

The spacious open plan kitchen/dining/living room is the heart of the home and enjoys carpeted flooring, two ceiling light points, a recessed storage cupboard housing the wall mounted 'Baxi' boiler, a feature floor to ceiling uPVC double glazed window to the rear elevation providing views over Alexandra park, a further uPVC double glazed window to the rear elevation, two uPVC double glazed windows to the side elevation providing sea views and a uPVC double glazed door providing access onto the private balcony enjoying further elevated views. The kitchen has been fitted with a range of wall, base and tower units with granite effect roll top laminate work surfaces. Integral appliances to remain include; a fridge/freezer, an electric oven/ grill, a dishwasher and a 4-ring gas hob with an extractor fan over. The kitchen further benefits from tiled flooring, tiled splashback and a bowl and a half stainless steel sink with a mixer tap over.

Bedroom one is a spacious double bedroom enjoying carpeted flooring and a large uPVC double glazed window to the side elevation providing elevated sea views.

Bedroom two is another double bedroom enjoying carpeted flooring and uPVC double glazed window to the side elevation providing yet more views.

The bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with an electric shower over and a wash-hand basin and a WC set within a vanity unit. The bathroom further benefits from tiled flooring, tiled walls, wall mounted storage cupboards and an extractor fan.

The shower room has been fitted with a 3-piece white suite comprising; a shower cubicle with an electric shower over and a wash-hand basin and WC set within a vanity unit. The shower room further benefits from tiled flooring, tiled walls and an extractor fan.

## Gardens & Grounds

54 Seabank benefits from a private balcony with wooden decked flooring and a glass balustrade enjoying spectacular elevated sea and woodland views and providing ample space for outdoor entertaining and dining. The property further benefits from a single garage and unallocated resident parking.

## Additional Information

Leasehold - Share of the Freehold .

999 years from 1965 (approximately 940 years remaining)

We have been reliably informed that the service charge is £3434 per annum to include buildings insurance, general maintenance and ground rent.

All mains services connected.

Council tax band 'F'.

### Fifth Floor

Approx. 78.8 sq. metres (848.4 sq. feet)



Total area: approx. 78.8 sq. metres (848.4 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) <b>A</b>		
(81-91) <b>B</b>	78	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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