



122 Woodlands, Hayes Point
Sully, CF64 5QE

Watts
& Morgan



122 Woodlands, Hayes Point

Sully CF64 5QE

£125,000 Leasehold

1 Bedrooms | 1 Bathrooms | 1 Reception Rooms

SERVICE CHARGE PAID UP TO THE 1ST JANUARY 2025 - Watts & Morgan are delighted to market this spacious one bedroom first floor apartment located in an exclusive development. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 motorway. The apartment enjoys partial sea views and benefits from a 24 hour concierge service, a swimming pool, sauna, gym and tennis courts. Accommodation briefly comprises; entrance hall, open-plan kitchen/living/dining room, a spacious double bedroom with a door leading to a balcony and a bathroom. Externally the property benefits from two allocated parking spaces with additional visitor parking available and beautifully maintained communal gardens set within approx. 45 acres. EPC Rating: 'C'.

Directions

Your local office: Penarth

T 02920 712266 (1)

E penarth@wattsandmorgan.co.uk



Summary of Accommodation

ACCOMMODATION

A secure communal entrance is accessed via a fob and enjoys stairs and lifts to all floors. Apartment 122 is located on the first floor. Entered via a solid wooden door into a hallway benefiting from oak flooring, recessed ceiling spotlights, an audio/video intercom entry system and a recessed store cupboard housing the 'Santoni' hot water cylinder.

The open-plan kitchen/living/dining room is the focal point of the apartment and enjoys continuation of oak flooring, 'ATC' slimline electric heaters, recessed ceiling spotlights, uPVC double glazed sliding doors and another uPVC double glazed door leading to the balcony.

The kitchen has been fitted with a range of wall and base units with granite work surfaces. Integral appliances to remain; an electric oven, a 'Smeg' 4-ring electric hob with a 'Smeg' extractor fan over, a 'Whirlpool' fridge, a 'Fridgemaster' freezer, a 'Smeg' dishwasher, an 'Indesit' washing machine and a 'Smeg' microwave.

The bedroom is a spacious double bedroom enjoying carpeted flooring, recessed ceiling spotlights, a range of fitted wardrobes and a uPVC double glazed door leading to the balcony providing partial sea views.

The bathroom has been fitted with a 3-piece white suite comprising: a panelled bath with a thermostatic shower over, a floating wash hand basin and a WC. The bathroom further benefits from tiled walls/flooring, recessed ceiling spotlights and a wall-mounted chrome towel radiator.

GARDENS AND GROUNDS

Apartment 122 The Woodlands benefits from beautifully landscaped and spacious communal gardens, a 24 hour concierge service, on site leisure facilities including a swimming pool, a sauna, a gym and tennis courts. The property further benefits from two allocated parking spaces with additional visitor parking available

SERVICES AND TENURE

Leasehold - 999 years from 2005 (approx. 982 left).

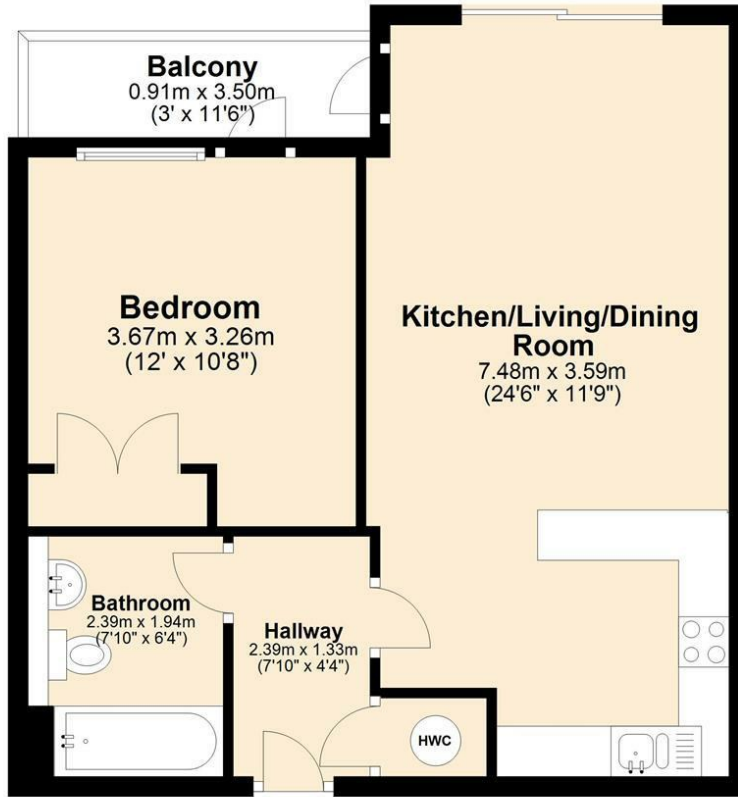
We have been reliably informed the service charge is approx. £3066 per annum to include buildings insurance and water rates. We have been reliably informed that the ground rent is £150 per annum.

Council Tax Band - D



First Floor

Approx. 47.2 sq. metres (507.9 sq. feet)

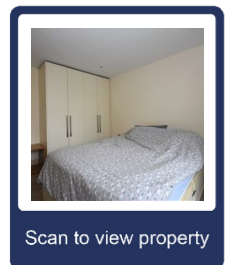


Total area: approx. 47.2 sq. metres (507.9 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		77	84
England & Wales		EU Directive 2002/91/EC	





Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on
  

**Watts
& Morgan**