



4 Elizabethan Court, Windsor Road
Penarth, CF64 1BS

Watts
& Morgan

4 Elizabethan Court, Windsor Road

Penarth, CF64 1BS

£119,950 Leasehold - Share of Freehold

1 Bedroom | 1 Bathroom | 1 Reception Room

A spacious one bedroom, first floor apartment in need of modernisation. Conveniently located to local amenities, public transport links, Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; porch, entrance hallway, spacious living room, kitchen, spacious double bedroom and bathroom. Externally the property benefits from extensive unallocated off-road parking and communal gardens. EPC rating 'TBC'.



Directions

Penarth Town Centre – 0.9 miles

Cardiff City Centre – 2.7 miles

M4 Motorway – 8.7 miles

Your local office: Penarth

T: 02920 712266 (1)

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Summary of Accommodation

Accommodation

Entered via a solid wooden door into a porch benefiting from tiled flooring and a single glazed window to the front elevation. A second partially glazed wooden door leads into a hallway benefiting from tiled flooring.

The spacious living/dining room benefits from a large single glazed window to the rear elevation.

The kitchen has been fitted with a range of base units and further benefits from tiled flooring, a stainless steel sink, a wall mounted boiler and a single glazed window with secondary glazing to the front elevation.

The spacious double bedroom benefits from tiled flooring, a recessed wardrobe and a single glazed window to the rear elevation.

The bathroom has been fitted with a 3-piece white suite comprising; a panelled bath, a wash-hand basin and a WC. The bathroom further benefits from tiled flooring and a recessed storage cupboard housing the hot water cylinder.

Gardens & Grounds

4 Elizabethan Court is approached off the road onto a shared car park with unallocated parking. The property further benefits from a communal clothes line area and gardens predominantly laid to lawn with a variety of mature shrubs, borders and trees.



Additional Information

All mains services connected.

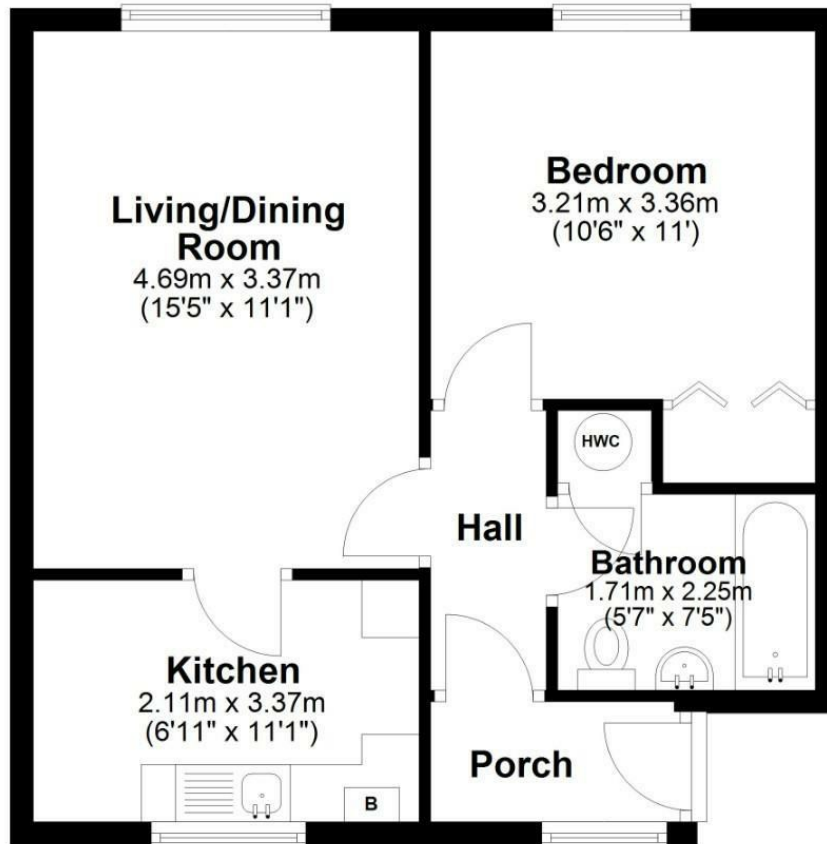
Share of Freehold - 999 year lease from 1990 (approximately 965 years remaining).

We have been reliably informed that the service charge is approx. £1080pa.

Council tax band 'C'.

First Floor

Approx. 45.7 sq. metres (491.7 sq. feet)



Total area: approx. 45.7 sq. metres (491.7 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			82
(81-91) B		71	
(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		EU Directive 2002/91/EC	



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