



18, John Batchelor Way  
Penarth, CF64 1SD

Watts  
& Morgan



# 18 John Batchelor Way

Penarth CF64 1SD

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## OIEO £265,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception Room

A two bedroom, second floor apartment enjoying elevated water views over Cardiff Bay, the Barrage and Penarth Marina. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 motorway. Accommodation briefly comprises; entrance hall, living/dining room, kitchen, spacious primary bedroom with en-suite, second double bedroom and a bathroom. Externally the property benefits from communal gardens and one allocated parking space with additional visitor parking available. Being sold with no onward chain. EPC rating; 'C'.

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### Directions

Penarth Town Centre – 1.0 miles

Cardiff City Centre – 3.4 miles

M4 Motorway – 9.4 miles

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Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





## Summary of Accommodation

### Accommodation

A secure communal entrance with stairs to each floor. Flat 18 is located on the second floor.

Entered via a solid wooden door into a welcoming hallway enjoying laminate wood flooring, a wall-mounted intercom system and two recessed storage cupboards.

The living/dining room benefits from continuation of laminate wood flooring, decorative cornice detail, a ceiling rose and two uPVC double-glazed windows providing elevated views over Cardiff Bay and the Barrage.

The kitchen has been fitted with a range of base and wall units with roll top laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from continuation of laminate wood flooring, partially tiled splash-back, a bowl and a half stainless steel sink with a mixer tap over, a cupboard housing the wall-mounted 'Worcester' combi boiler and a uPVC double-glazed window.

Bedroom one is a spacious double bedroom and enjoys continuation of laminate wood flooring and a uPVC double-glazed window providing elevated views over Penarth Marina. The en-suite has been fitted with a 3-piece suite comprising; a shower cubicle with a thermostatic shower over, a wash hand basin set within a vanity unit and a WC. The en-suite further benefits from continuation of laminate wood flooring, tiled walls, an extractor fan and a wall-mounted chrome towel radiator.

Bedroom two is another double bedroom benefitting from continuation of laminate wood flooring and a uPVC double-glazed window providing further views of Penarth Marina. The bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic shower over, a wash hand basin set within a vanity unit and a WC. The bathroom further benefits from continuation of laminate wood flooring, tiled walls, an extractor fan and a wall-mounted chrome towel radiator.

### Gardens & Grounds

18 John Batchelor Way benefits from communal gardens and one allocated parking space with additional visitor parking available.

### Additional Information

Leasehold - 125 years from 1997 (approx. 98 years remaining).

All mains services connected.

Council tax band 'E'.

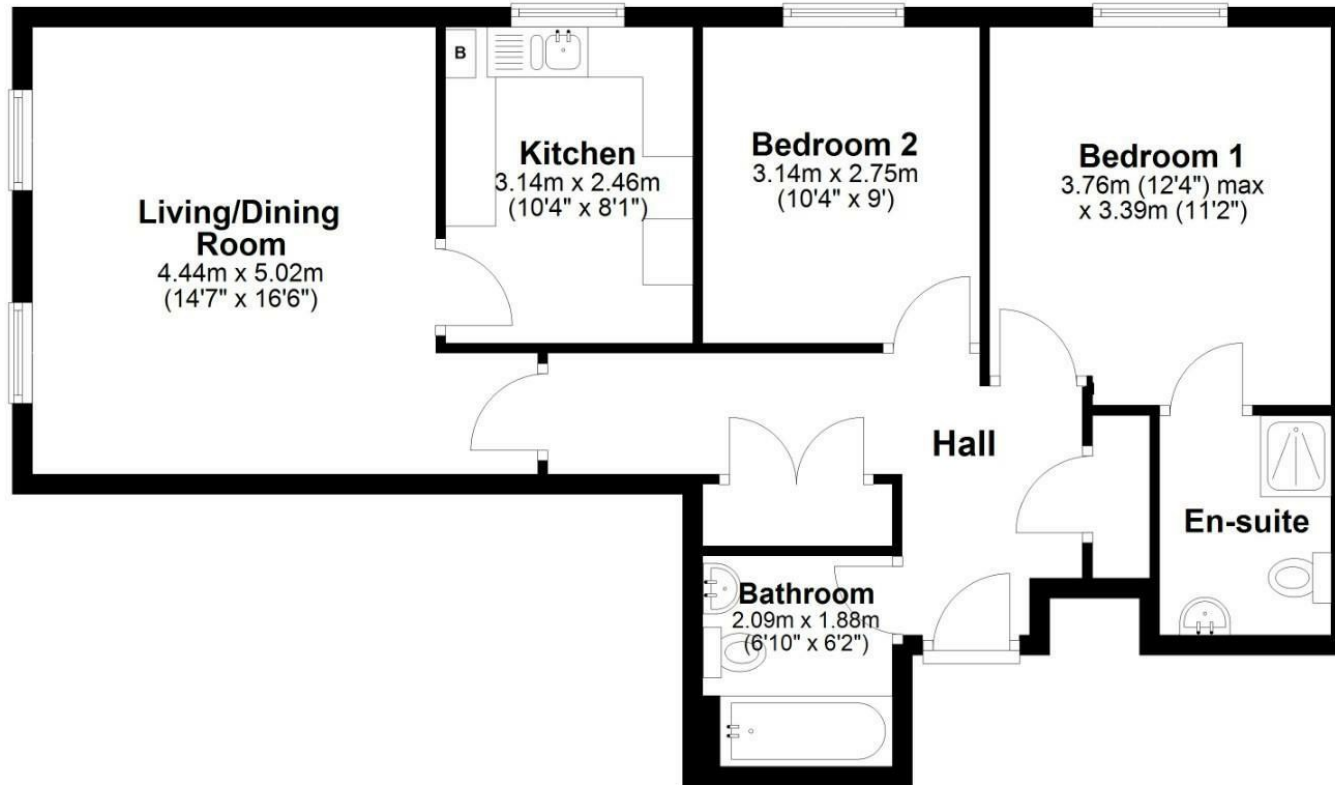
We have been reliably informed that the Service Charge is approximately £1,200 per annum.

We have been reliably informed that the Ground Rent is approximately £125 per annum.



## Second Floor

Approx. 69.0 sq. metres (742.9 sq. feet)



**Living/Dining Room**  
4.44m x 5.02m  
(14'7" x 16'6")

**Kitchen**  
3.14m x 2.46m  
(10'4" x 8'1")

**Bedroom 2**  
3.14m x 2.75m  
(10'4" x 9')

**Bedroom 1**  
3.76m (12'4") max  
x 3.39m (11'2")

**Hall**

**En-suite**

**Bathroom**  
2.09m x 1.88m  
(6'10" x 6'2")

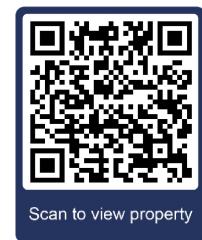
Total area: approx. 69.0 sq. metres (742.9 sq. feet)

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

**18 John Batchelor Way, Penarth**

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	78
(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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