



Flat 2, 8 Royal Buildings,
Penarth, CF64 3ED

Watts
& Morgan

Flat 2, 8 Royal Buildings

Penarth CF64 3ED

£255,000 Leasehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

A recently refurbished and modernised two bedroom apartment situated on the second floor of a beautiful Victorian building. Set in the centre of Penarth Town and conveniently located to Cardiff City Centre and the M4 motorway. The accommodation, which retains many original features, briefly comprises; entrance hall, kitchen, living room, two double bedrooms and a shower room. EPC rating- 'D'.

Directions

Penarth Town Centre – 0.0 miles

Cardiff City Centre – 4.0 miles

M4 Motorway – 10.0 miles

Your local office: Penarth

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Summary of Accommodation

Accommodation

A communal entrance is accessed via a solid wooden door into a porch benefitting from carpeted flooring, picture rails and decorative cornice detailing. A second glazed wooden door leads into a hallway enjoying a ceiling rose, picture rails, decorative ceiling panelling and a carpeted staircase to all floors. Flat 2 is located on the second floor.

Entered via a solid wooden door into an open hallway/kitchen benefitting from engineered wood flooring, decorative cornice detailing, picture rails and a single-glazed wooden sash window to the rear elevation. The kitchen has been fitted with a range of wall and base units with solid wood surfaces. Integral appliances to remain include; an electric oven, a 'Lamona' 4-ring electric hob with an extractor fan over, a microwave and an under-counter fridge. The kitchen further benefits from continuation of engineered wood flooring, matching wooden upstands and feature under-counter lighting.

The living room enjoys continuation of engineered wood flooring, a central feature cast iron fireplace with a wooden surround, decorative cornice detailing and two single-glazed wooden sash windows with bespoke fitted shutters to the front elevation.

Bedroom one is a spacious double bedroom and enjoys continuation of engineered wood flooring, a central feature cast iron fireplace with a wooden surround, decorative cornice detailing and two single-glazed wooden sash windows with bespoke fitted shutters to the front elevation.

Bedroom two, currently used as a sitting room, benefits from continuation of engineered wood flooring, a central feature cast iron fireplace with a wooden surround, decorative cornice detailing, a cupboard housing the wall-mounted 'Worcester' combi boiler with space and plumbing provided for freestanding white goods and a single-glazed wooden sash window with bespoke fitted shutters to the rear elevation.

The shower room has been fitted with a 3-piece white suite comprising; a large walk-in shower with a thermostatic rainfall shower over and a handheld shower attachment, a wash hand basin set within a vanity unit and a WC. The shower room further benefits from tiled flooring, tiled walls, recessed ceiling spotlights, an extractor fan and a wall-mounted chrome towel radiator.

Additional Information

All mains services connected.

Leasehold - 999 years from 2007 (approx. 981 years remaining). We have been reliably informed that the Service Charge is £600pa.

We have been reliably informed that the Ground rent is £25pa. Council tax band 'D'.

NB - The property is in a conservation area.

Second Floor

Approx. 56.3 sq. metres (606.2 sq. feet)



Total area: approx. 56.3 sq. metres (606.2 sq. feet)

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
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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