

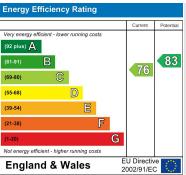
4 Andrews Buildings Stanwell Road Penarth CF64 2AA

All enquiries: 029 2070 7999

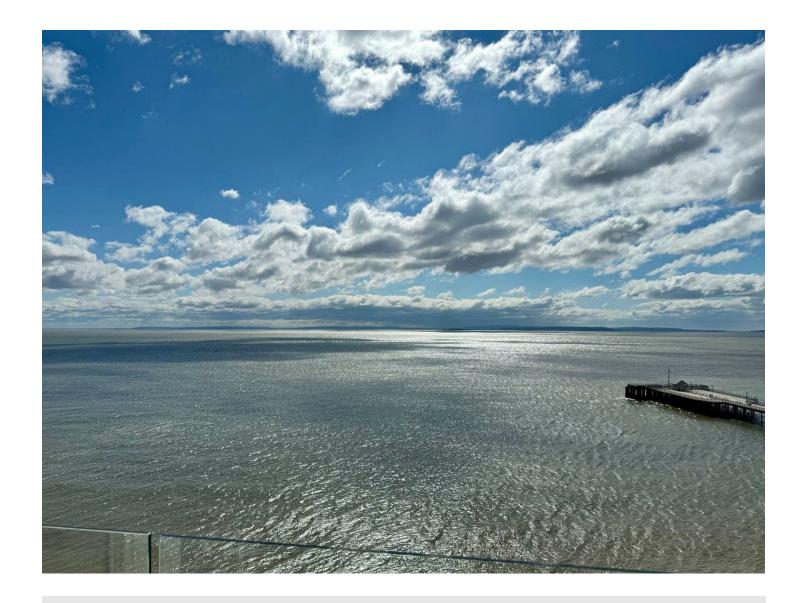
Sales and general enquiries: info@shepherdsharpe.com Lettings enquiries: lettings@shepherdsharpe.com

Monday – Friday 9am – 5.30pm Saturday 9am - 5pm

Ground Floor Bedroom 1 Bedroom 2







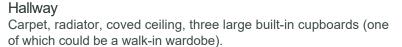
62 Seabank

Penarth CF64 3AR

£399,950

A spacious two bedroom apartment with outstanding uninterrupted views across the Bristol Channel and along the Esplanade to Lavernock Point. The property has undergone significant refurbishment recently to include new kitchen and bathroom. The property has been redecorated, rewired and has new floor coverings throughout. Comprises hallway with three large storage cupboards (one a walk-in wardrobe), a large bright and light open plan living/dining room with access to balcony, separate new fitted Magnet kitchen, two double bedrooms and shower room. Central heating, uPVC double glazing, two allocated parking spaces (one underground and one a garage). Share of freehold (long lease).







4'0" x 5'9" (1.23m x 1.76m)

Combined vanity unit with wc and wash hand basin, storage and mirrored wall cabinet. Heated towel rail, tile effect wall, extractor



22'7" (max) x 15'3" (max) (6.90m (max) x 4.67m (max))

A spacious dual aspect room. uPVC double glazed windows to front and side with vertical binds, door leading to balcony, fabulous uninterupted views of the Channel, pier and Esplanade. Carpet, radiator, TV point. Space for dining table and chairs, part open plan to new kitchen.



12'5" x 4'11" (3.80m x 1.50m)

Fantastic views of the Channel, pier and Esplanade. Wooden floor, space for table and chairs, contemprorary glass balustrade.

Kitchen

17'10" x 6'5" (5.46m x 1.96m)

A new Magnet fitted kitchen (with guarantee) comprising a range of wall and base units, sink and drainer, lamiante work tops. Integrated appliances to include AEG electric combination oven/microwave and warming drawer, induction hob, AEG extractor, Zanussi fridge and freezer, plumbing for washing machine and dryer. Radiator, coved ceiling. uPVC double glazed window with blind and great views of the Channel



10'1" x 11'10" (3.08m x 3.61m)

uPVC double glazed window with vertical blinds and fantastic views of the Channel, pier and Esplanade. Carpet, radiator, coved ceiling.

Storage/Walk-In Wardrobe

4'6" x 5'6" (1.38m x 1.70m)

A walk-in storage/wardrobe opposite the main bedroom. Luxury vinyl flooring, fitted clothes rails.

Bedroom 2

9'1" x 11'10" (2.79m x 3.61m)

uPVC double glazed window to side with vertical blinds and views of the Channel and Esplanade. Carpet, radiator, coved ceiling.

Shower Room

6'2" x 5'9" (1.88m x 1.77m)

Comprising shower cubicle with mixer shower, wash basin with storage beneath and wc. Tile effect wall boarding, extractor fan, heated towel rail, mirror fitted wall cabinet with lighting and shaver point, oak flooring.

Garaging and Parking

There are two parking spaces allocated to the apartment. The first is a undercroft, accessed via a remote controlled roller shutter door from the Esplanade, which has lift access to all floors. The second is a garage with remote controlled electric roller shutter door and power point (located in the annex building).











Service charge/maintenance £2,757 p.a. Council Tax Band F £2,707.18 p.a. (23/24)

Post Code CF64 3AR

62 Seabank

Share of Freehold

Lease 999 years from 1965.





