

62 Seabank



4 Andrews Buildings  
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Penarth CF64 2AA

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

**SHEPHERD SHARPE**



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).

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient – lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 76                      | 83        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient – higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |





Communal entrance.

#### Hallway

Carpet, radiator, coved ceiling, three large built-in cupboards (one of which could be a walk-in wardrobe).

#### Cloakroom

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 fan.

#### Living/Dining Room

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 blinds, door leading to balcony, fabulous uninterrupted views of the Channel, pier and Esplanade. Carpet, radiator, TV point. Space for dining table and chairs, part open plan to new kitchen.



#### Balcony

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, contemporary 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, laminate 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



#### Bedroom 1

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).



Share of Freehold

Lease 999 years from 1965.

Service charge/maintenance £2,757 p.a.

Council Tax

Band F £2,707.18 p.a. (23/24)

Post Code

CF64 3AR

