



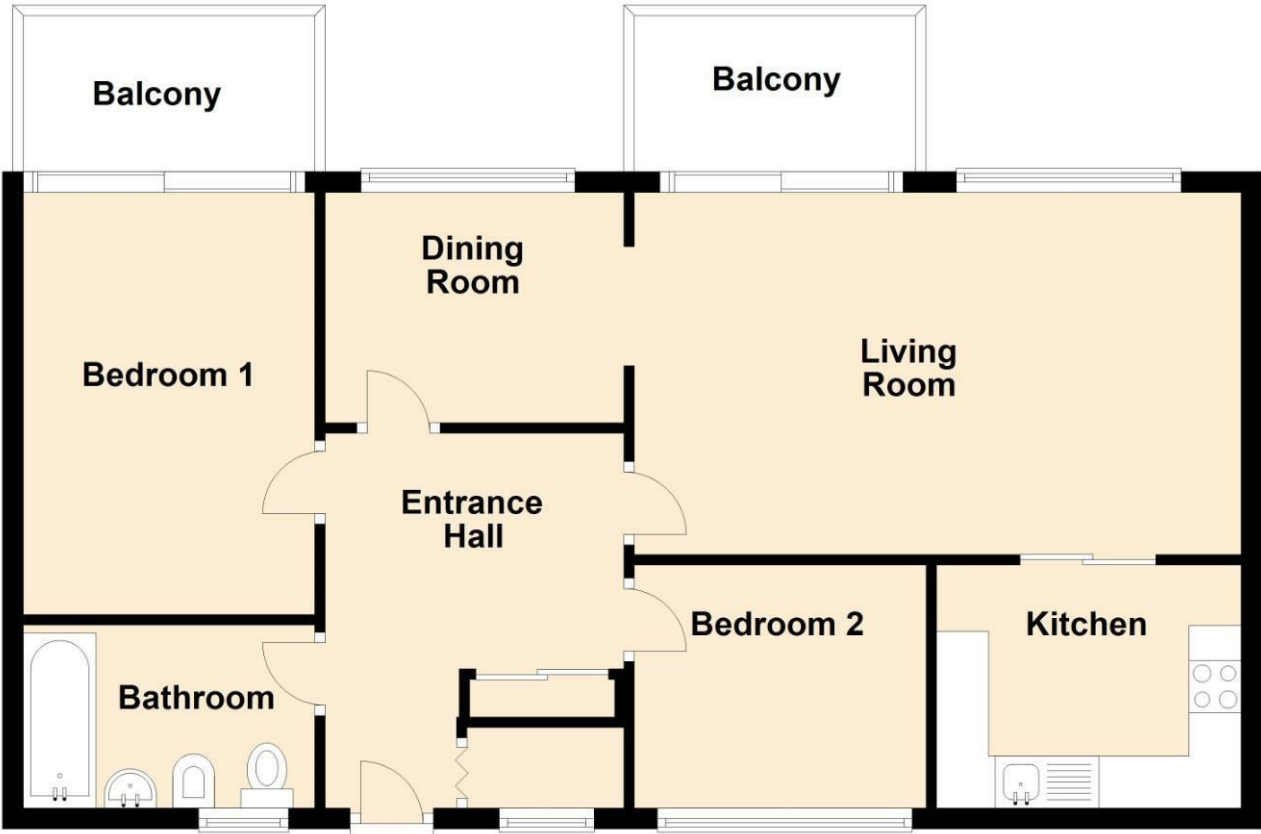
4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

SHEPHERD SHARPE

Ground Floor



Total area: approx. 69.2 sq. metres (744.5 sq. feet)



5 Windsor Court The Esplanade

Penarth CF64 3AT

£340,000

A spacious first floor two bedroom apartment with superb views overlooking the Bristol Channel, pier and Esplanade. The property is in need of some upgrading and modernising but is competitively priced to reflect this. Comprises central hallway, living room, dining room (formally the third bedroom), two double bedrooms, kitchen and bathroom. There are two balconies, allocated parking space in the secure undercroft car park, lift access to all floors. Gas central heating and uPVC double glazing. The seafront restaurants, cafes and coastal walks are just minutes away and Penarth town centre is easily reached by bus or on foot through Alexandra Park. Leasehold. NO CHAIN.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



Communal Entrance Lobby

Spacious entrance lobby, seating area, access to the apartment via lift or stairs. Access to the parking.

First Floor

Glazed front door matching side panels into central hallway.

Hallway

Doors to all rooms, two useful store cupboards (one housing the combination boiler), radiator and carpet.

Living Room

18'11" x 11'5" (5.77m x 3.50m)

A spacious living room with views of the Bristol Channel, pier and Esplanade. Window to front and sliding patio doors give access onto the balcony. Carpet, two radiators, decorative coving and ceiling roses. Opening into kitchen.

Balcony 1

8'11" x 4'11" (2.74m x 1.50m)

Superb view of the Bristol Channel, pier and Esplanade.

Kitchen

8'2" x 9'4" (2.50m x 2.86m)

Window to rear. Fitted kitchen comprising a range of base units and matching wall units, contrasting marble effect work top, sink and drainer with mixer tap. Gas hob, extractor, integrated oven and grill, plumbing and space for washing machine and tumble dryer, space for fridge/freezer. Tiled walls, vinyl flooring.

Dining Room

7'8" x 9'2" (2.36m x 2.80m)

Archway from living room into the dining room and door from the hallway. Window to front with superb views of the Bristol Channel, pier and Esplanade. Carpet, radiator, decorative coving and ceiling rose. The dining room was originally the third bedroom and could easily be converted back to a bedroom if preferred.

Bedroom 1

12'5" x 9'2" (3.80m x 2.80m)

A double bedroom. Sliding patio doors giving access onto the balcony. Mirrored wardrobes providing plenty of storage, carpet and radiator.

Balcony 2

9'1" x 4'11" (2.79m x 1.50m)

Superb view of the Bristol Channel, pier and Esplanade.

Bedroom 2

8'8" x 9'2" (2.65m x 2.80m)

A double bedroom. High level window to rear. Radiator and carpet.

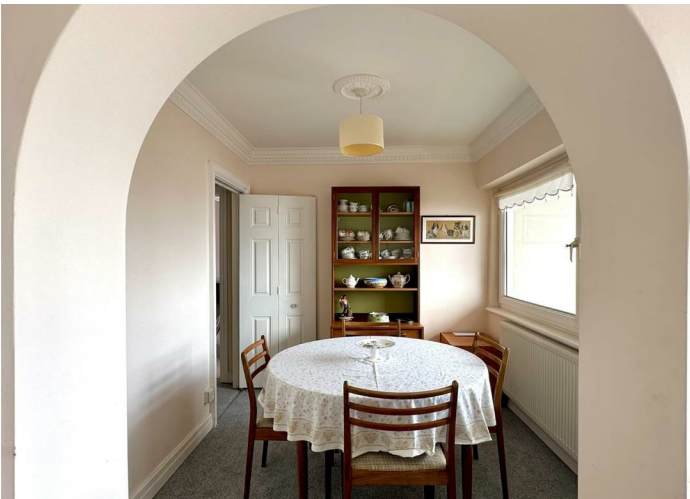
Bathroom

9'0" x 6'3" (2.75m x 1.92m)

A white suite comprising panelled bath with shower over, wash basin with storage below and mirror over, wc with concealed cistern and bidet. Tiled walls, radiator, vinyl flooring, mirror and mirrored medicine cabinet. High level window to rear.

Outside

The property has one allocated parking space in the undercroft car park, with secure electric gate access. There are two visitor car parking spaces. Areas for storage and recycling.



Lease Details

Lease 130 years remaining from TBC.

Peppercorn Ground Rent £1 p.a.

Maintenance/Service Charge £2,579.96 p.a. (This covers maintenance to the internal and external areas as well as communal cleaning, utilities and buildings insurance).

Council Tax

Band F £3,068.02 p.a. (25/26)

Post Code

CF64 3AT

