

50 Kingston House John Batchelor Way



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

**All enquiries:** 029 2070 7999  
**Sales and general enquiries:** [info@shepherdsharpe.com](mailto:info@shepherdsharpe.com)  
**Lettings enquiries:** [lettings@shepherdsharpe.com](mailto:lettings@shepherdsharpe.com)

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

Second Floor



Total area: approx. 68.3 sq. metres (734.9 sq. feet)  
**50 Kingston House**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(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>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

SHEPHERD SHARPE



# 50 Kingston House John Batchelor Way

Penarth Marina CF64 1SD

A second floor larger style two double bedroom apartment in need of some upgrading and investment. Situated on the marina in the first block on the left hand side as you approach the apartment blocks adjacent to the first marina basin. Comprises large L shaped hallway with two large built-in cupboards, lounge/dining area, separate kitchen with space for table and chairs, two bedrooms, en-suite shower room and bathroom. Allocated parking, landscaped communal gardens. Leasehold.

£195,000





Communal hallway with post boxes.

Front door to hallway.

**Hallway**

L shaped hallway, carpet, radiator, large walk-in cloaks cupboard, additional airing cupboard and storage with radiator, access to consumer unit/fuse box.

**Lounge/Dining**

14'4" x 13'2" (4.39m x 4.02m)

A square room with space for informal seating and dining. Two uPVC double glazed windows with views of Cardiff Bay and Penarth Marina. Carpet, radiator, door to kitchen.

**Kitchen**

10'3" x 8'0" (3.13m x 2.44m)

A cream coloured fitted kitchen with co-ordinating worktops and tiling, sink with half bowl and drainer, lever mixer tap. Gas hob, electric oven, space for washing machine and fridge, boxed in Worcester combination boiler, radiator. uPVC double glazed window to side.

**Bedroom 1**

12'4" x 11'1" (3.76m x 3.39m)

A good double bedroom. uPVC double glazed window looking out across to Penarth Marina. Carpet, radiator, space for wardrobes and furniture.

**En-Suite Shower Room**

7'6" x 5'6" (2.30m x 1.70m)

Comprising satin chrome shower enclosure with acrylic wall boarding, wash basin inset to vanity unit with storage beneath and concealed plumbing, twin flush wc. Vinyl floor, radiator, extractor.

**Bedroom 2**

9'11" x 9'0" (3.03m x 2.75m)

A second double bedroom. uPVC double glazed window to side. Carpet, radiator.

**Bathroom**

6'2" x 6'10" (1.90m x 2.10m)

The original suite comprising panelled bath, wash basin and wc. Half tiled walls, carpet, radiator, extractor.

**Outside**

Lawned communal gardens with extensive planting, allocated parking space and visitor spaces.

**Lease Details**

Lease 125 years from 1998.

Ground Rent £130 p.a.

Service Charge TBC

**Council Tax**

Band E £2,596.01 p.a. (25/26)

**Post Code**

CF64 1SD

