

6 Balmoral Quays



4 Andrews Buildings
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Penarth CF64 2AA

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

SHEPHERD SHARPE

Lower Ground Floor



Ground Floor



Total area: approx. 108.4 sq. metres (1166.8 sq. feet)
6 Balmoral Quays



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£550,000

A spacious two floor front facing two double bedroom duplex apartment with stunning views of the Channel, pier and Somerset coastline. The property is beautifully finished and presented, refurbished in 2022/2023. Comprises hallway, wc, utility, separate cloaks, stunning open plan living/dining/kitchen room with views and large walk on terrace. To the lower floor, bespoke study area, useful cloaks storage, principal bedroom with new en-suite shower, second double bedroom with glass pod addition leading out to a second balcony, refurbished bathroom with Jacuzzi bath. Electric underfloor heating and radiators (except bathroom 2 and utility), beautiful marble tiling to main living areas and bedrooms, carpet elsewhere, two large undercroft parking spaces. Leasehold (999 year lease).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



An attractive veneered door from communal area to private hallway.

Hallway

Carpet, veneered doors to all accommodation, entry stairs leading down to ground floor, useful cloaks cupboard storage.

Utility/W.C.

6'7" x 6'1" (2.03m x 1.87m)

Refurbished in 2022/2023. Comprising floor standing high level cupboards creating excellent storage, wine rack, integrated washing machine. Wash hand basin and wc, both in contemporary style, tiled splashback, marble tiled floor.

Open Plan Lounge/Dining/Kitchen

20'10" x 21'3" (6.36m x 6.48m)

A lovely bright and light open plan space. uPVC double glazed doors and windows to front with views of the Channel. Beautifully refurbished and upgraded in 2022/2023. Marble tiled flooring with electric warmup underfloor heating, space for breakfast table and chairs. A good size informal lounge with lovely views looking across the roof terrace to the Channel. The kitchen has been completely refurbished and renewed with gloss white units, quality marble worktops and peninsula island, built under sink with lever mixer tap. Integrated induction hob, extractor, oven and grill, fridge, freezer, dishwasher, glass splashback, plenty of cupboards provide very good storage.

Walk on roof terrace

9'2" x 9'10" (2.81m x 3.0m)

An amazing roof terrace with contemporary fully glazed balustrade having uninterrupted views from both outside space and lounge/dining/kitchen with stunning views looking out across the Channel and Somerset coastline.

Lower Ground Floor

Carpeted stairs lead down to a fitted study/library, access to additional cloaks cupboard/wardrobe space. Fire escape to lower ground floor landing and communal hallways.

Bedroom 1

13'5" (plus recess) x 10'3" (4.10 (plus recess) x 3.14m)

Full height uPVC double glazed windows with shutters looking across towards the pier, Channel and Somerset coastline. Carrera marble tiled floor with warm up underfloor heating, modern slimline Dimplex electric heater, two large built-in wardrobes, decorated in white.

Shower Room

8'4" x 8'3" (2.56m x 2.52m)

All renewed in 2022/2023. Comprising tiled shower enclosure with recess, rainfall shower, wash hand basin and wc. Attractive contrast tiling, matching floor tiles, chrome ladder radiator, extractor, shaver point, underfloor heating.

Bedroom 2

11'8" x 10'0" (3.58m x 3.05m)

Presently used as an additional sitting room. Carrera marble tiled floor with underfloor heating, decorated and white, slimline electric heater. Sliding toughened glass pocket door leads through to an additional glass pod which was added in 2022.



Contemporary Pod

8'6" x 9'1" (2.60m x 2.77m)

A lovely space with underfloor heating, tiled floor, double glazed powder coated to two sides with sliding door into pocket. Lovely views of the Channel, pier and Somerset coastline in the distance. Easy access to lower balcony. The new room provides all year round indoor/outdoor living.

Balcony 2

12'7" x 6'6" (3.85m x 2.0m)

Attractive contemporary metal and glass balustrading with great vIEWS. Lighting, tiled floor.

Bathroom

8'5" x 6'8" (2.58m x 2.04m)

Replaced in 2023. Comprising Whirlpool Jacuzzi bath, contemporary wash hand basin and wc with built-in storage and chrome fittings. Attractive tiling to walls and floor, chrome ladder radiator, extractor, mirror cabinet with lighting, (no underfloor heating).

Outside

The property is accessed from Bridgeman Road. There is a secure driveway and ramp leading to undercroft allocated parking spaces. The property has two generous parking spaces. Lift access to the parking area and rear hallway, pedestrian access from the rear of the property via entry phone. The property is set just off Esplanade with great views and the town centre can be easily reached through Alexandra Park.

Lease Details

Lease 999 years from 2010.

Service charge £3,267.96 p.a.

Ground rent £200 p.a. (paid half yearly Jan- June/July- Dec).

The freeholder is Abacus Land Four Limited.

The property is self managed via a management company Balmoral Keys Management Co Ltd.

Council Tax

Band F £3,068.02 p.a. (25/26)

Post Code

CF64 3NS

