



## Salisbury Court

£170,000

- COUNCIL TAX C
- Two Bedrooms
- No Chain
- Off Road Parking
- Communal Gardens
- Close to Local Schools
- EPC Rating: C



 2  1  1





## About the property

Two bedroom top floor apartment, conveniently located near Penarth Town Centre and just a stones throw from Stanwell School. Benefitting from communal parking, communal gardens and for sale with no onward chain.

## Accommodation

### Entrance

Enter the building via communal hallway with intercom entry system. Proceed to the 2nd floor and has personal door leading to.

### Entrance Hall

13' 6" x 3' 2" ( 4.11m x 0.97m )

With doors to bedrooms, bathroom, living room and storage cupboards, radiator, and access to the loft space.

### Lounge

16' x 14' 10" max ( 4.88m x 4.52m max )

A bright lounge/dining room with a feature vaulted ceiling, ample power points and lighting, radiator, wood effect laminate flooring, double glazed windows to the front. Ample space for a suite and dining table and chairs.



## Kitchen

9' 4" x 7' 10" ( 2.84m x 2.39m )

A Modern fitted kitchen with a range of eye and base level units and complimentary workspaces, single drainer sink unit, fitted oven and hob, plumbing and washing machine and space for upright fridge freezer, window to front overlooking Stanwell school, wall mounted gas fired boiler serving domestic hot water and central heating.

## Bedroom 1

12' 1" x 9' 11" ( 3.68m x 3.02m )

A rear aspect double bedroom with space for free standing wardrobes and a large window with far reaching views, power and light, radiator.

## Bedroom 2

10' x 7' 10" ( 3.05m x 2.39m )

A rear aspect room with wood effect laminate flooring, power and light, radiator.

## Bathroom

A 3 piece suite comprising of WC, pedestal wash hand basin, panel enclosed bath with shower and mixer tap, part tiled walls, ceramic tiled floor, window to side. radiator.

## Outside

The property is approached via a communal parking area and building is surrounded by communal grounds including a lawned space.

## Parking

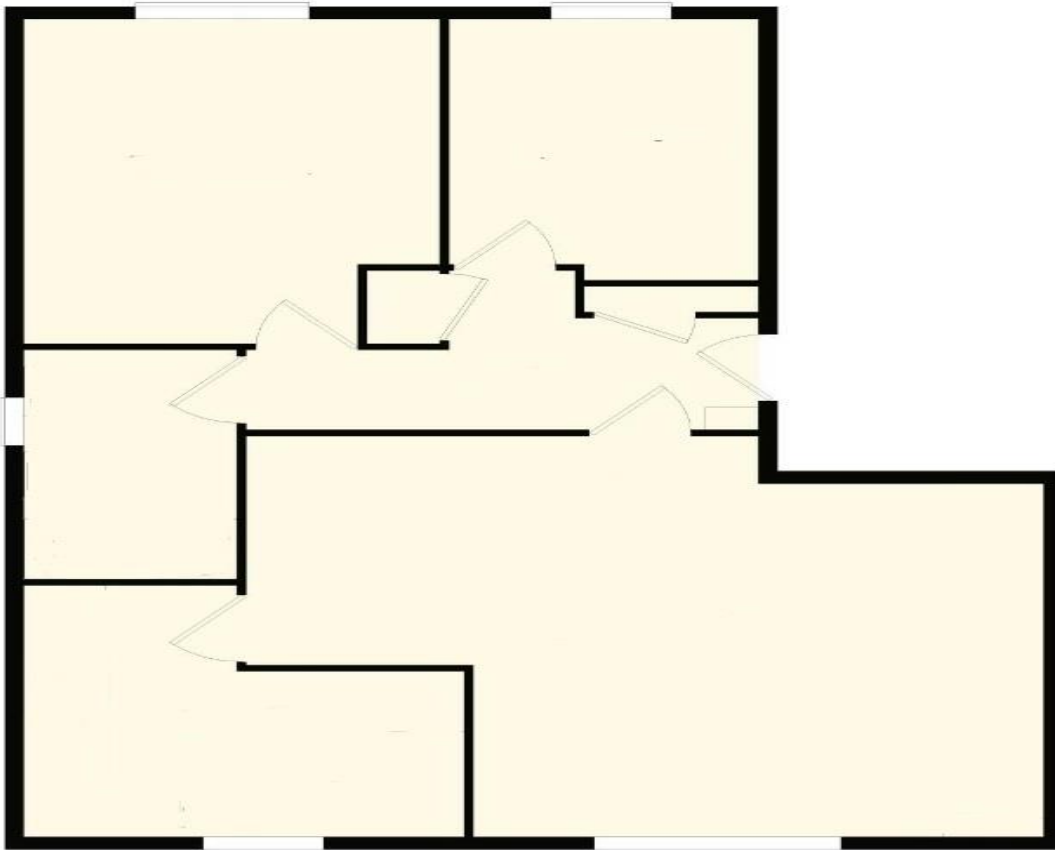
Communal car parking.

02920 703799

dinaspowys@peteralan.co.uk



## Floorplan



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

