

# Balmoral Quays offers in excess of £425,000

- council tax band G
- Secure Undercroft Parking For Two Cars
- Roof Terrace with Water Views
- Three Double Bedrooms
- Lift Access To All Floors
- Near To Amenities
- No Onward Chain
- Short Walk To Esplanade
- EPC Ratina: C









# About the property

COMING SOON This generously proportioned, modern second floor apartment is ideally located for access to Penarth Esplanade, Alexandra Park and through to all the amenities of Penarth Town Centre. With two allocated undercroft parking spaces, lift access and communal roof terrace with water views.

# Accommodation

## **Living Room**

13' 10" x 18' 5" ( 4.22m x 5.61m )

#### Kitchen/Diner

19' x 10' 7" ( 5.79m x 3.23m )

#### Bedroom 1

11' 6" x 15' 11" ( 3.51m x 4.85m )

#### **En Suite**

11' 6" x 15' 11" ( 3.51m x 4.85m )









## Bedroom 2

15' 11" x 10' 10" ( 4.85m x 3.30m )

## Bedroom 3

15' 11" x 10' 4" max ( 4.85m x 3.15m max )

## Bathroom

7' 7" x 7' 3" ( 2.31m x 2.21m )

## **Utility Room**

9' 10" x 6' 8" ( 3.00m x 2.03m )

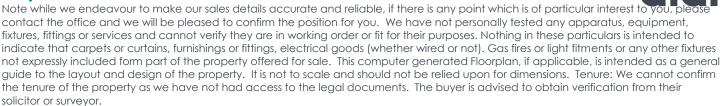


## **Floorplan**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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