



**Windsor Road, Penarth, CF64 1JJ**  
**Guide Price £425,000**

A stunning two bedroom duplex apartment situated on the west side of Windsor Gardens with its own entrance and small front court yard, ideal for a small table and chairs. This high end duplex apartment offers in excess of 1000 sq/ft of accommodation and is set over two floors. The property is accessed via a private entrance and has a stunning open plan living space with a high end fitted kitchen with island in Satin Biege and Noce Americano wood with bronze trim. The kitchen has Samsung integral appliances to include fridge freezer, dish washer, microwave oven, electric oven and washer dryer.

The upstairs offers two double bedrooms with master en-suite and main bathroom. The bathrooms will be designed in a mandarin stone finish with black or rose gold vein, Esclusiva by Tiissano bathrooms, giving stunning bathroom specifications including Idro black matt finishes with a selection of white Finezza showers and baths, low level wc and vanity units with a black matt finish. The flooring will be a luxury vinyl throughout in a sierra or blackjack oak, with carpet for the bedrooms.

Each apartment will be tastefully finished with high-end specifications including Avantgarde Symphony kitchens, giving the buyer options at this stage to be involved in choosing their finishes in Phase one, including a selection of driftwood, smooth pebble or smooth charcoal door finishes, and Blanco Norte or premium marble Calacatta work surfaces.



**SALES & LETTINGS**

**About the development**

Windsor Gardens Penarth is a brand-new contemporary, luxury, development of 21, 1- and 2-bedroom apartments from the renowned developer Rush Residential.

Set over three floors with under-croft secured parking, these stylish apartments come with a contemporary modern finish, offering the homeowner a warm and inviting property. Windsor Gardens is different to so many developments with its thoughtful build to include:

- Energy efficient building fabric
- Renewable energy surfaces
- Modern heating, venting, and electrical installations
- Water conservation measures
- Electric car charges

Windsor Gardens will come with a beautiful communal Zen Garden, onsite gym with peloton bikes, and a 250 year lease.

Due to current legislation changes in Wales there will be no ground rent and service charge information will be available at a later stage, and will be fairly proportioned across the sizes of each apartment. The development will further benefit from lifts to each floor, and lifts coming from the under-croft parking, giving the homeowner that real convenient living experience.

**About the area**

Penarth - An elegant Victorian seaside town situated in the Vale of Glamorgan, Penarth is a vibrant and exciting place to live, work and play

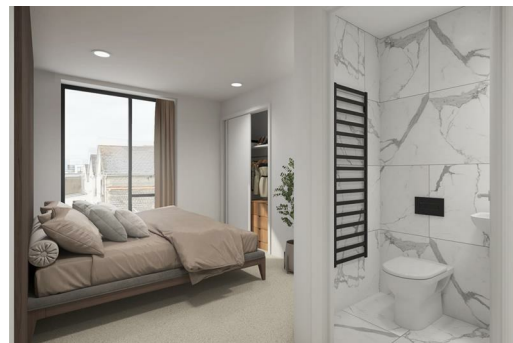
with a population of just over 22,000. With five primary schools and two secondary schools, it is a popular place to raise a family.

It boasts a thriving town centre offers a variety of shops, delicatessens, and organic food within the beautiful Victorian Arcade.

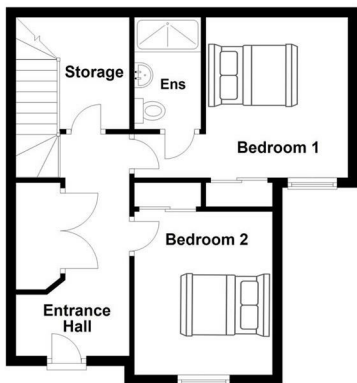
Similarly, the town offers stunning listed buildings and structures of special local and historic interest that contribute to the environmental and cultural heritage of Penarth. As well as shopping, you can find plenty of outdoor areas such as the beach, esplanade, cliff tops, railway path and Cosmeston Lakes & Country Park; providing lots of options for family activities, walker and joggers. Local rugby, football, hockey, and cricket clubs also contribute to the active community.

Penarth also lies approximately four miles from Cardiff city centre thanks to the excellent transport links by rail and by bus. The Cardiff Bay Barrage offers a safe, traffic free route for much of the way for those wishing to cycle, scooter, or walk

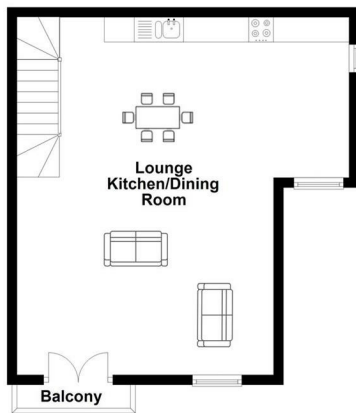
Service Charge Tbc / 250 year lease / No Ground Rent Charge



**Ground Floor**  
Approx. 449.1 sq. feet

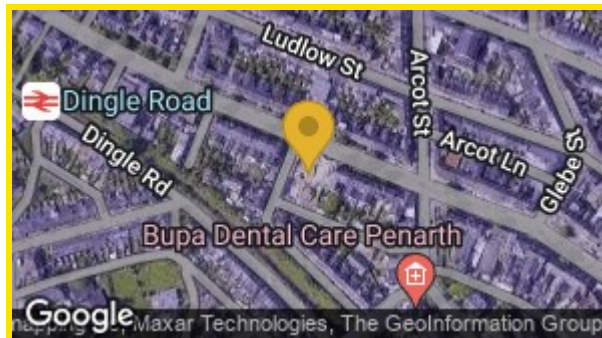


**First Floor**  
Approx. 462.3 sq. feet



Total area: approx. 911.5 sq. feet

Energy Efficiency Rating		Current	Target
101-110	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
1-10	G		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
101-110	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
1-10	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			



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