



Windsor Road, Penarth, CF64 1JJ
Guide Price £725,000

This stunning Penthouse at Windsor Gardens is one of two large two double bedroom apartments on the top floor of this modern energy efficient building. The main feature of the apartment is the wrap around terrace, which is over looked from the open plan living space with its floor to ceiling glass, bringing in ample light to the apartment. The accommodation consists of a large open plan living room perfect for entertaining with a large dining area and lounge. The Avantgarde kitchen with Bosch and Candy appliances with marble work surfaces and the Tissano bathrooms. The apartment offers two large double bedrooms with a stunning master en-suite and beautiful main bathroom. The property benefits further from secure under-croft parking with electric car chargers, state of the art electric heating, double glazing and ample storage.

Each apartment will be tastefully finished with high-end specifications including Avantgarde Symphony kitchens. The kitchens come fully integrated with Bosch and Candy appliances.

The bathrooms are from Esclusiva by Tiissano, giving stunning bathroom specifications including Idro black matt finishes with a selection of white Finezza showers and baths. The bathrooms can come with a selection of finishes subject to Phase one purchase. Each apartment will come with high end flooring and will be tastefully and beautifully decorated throughout.

**KEY
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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

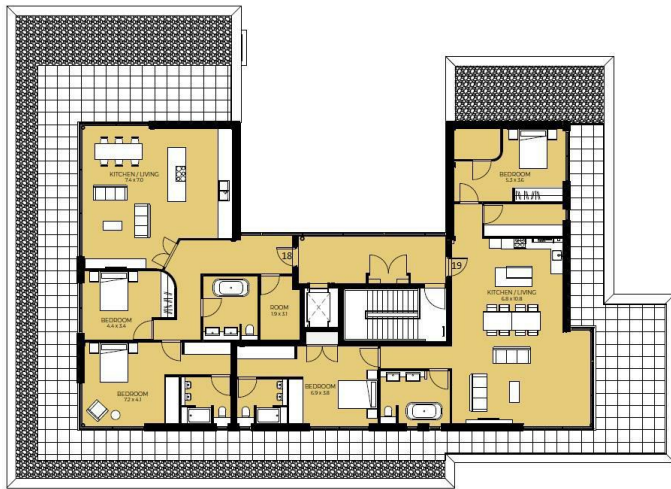
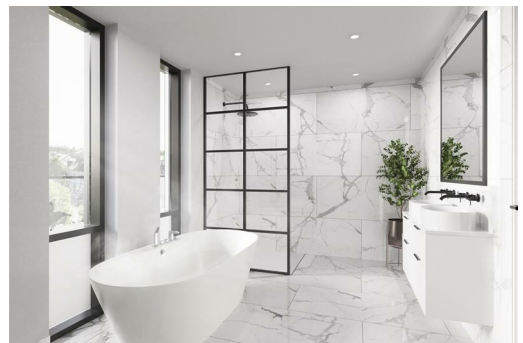
with a population of just over 22,000. With five primary schools and two secondary schools, it is a popular place to raise a family.

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

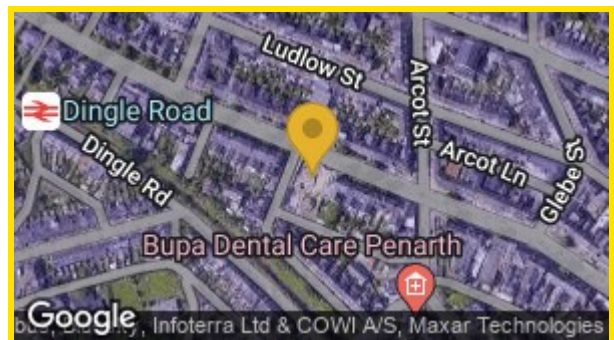
Similarly, the town offers stunning listed buildings and structures of special local and historic interest that contribute to the environmental and cultural heritage of Penarth. As well as shopping, you can find plenty of outdoor areas such as the beach, esplanade, cliff tops, railway path and Cosmeston 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



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 ₂) 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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