



Windsor Road, Penarth, CF64 1JJ

Guide Price £360,000

Apartment 12 Windsor gardens. Experience luxury living in this brand new exquisite two-bedroom apartment on the second floor, nestled in the prestigious Windsor Gardens development. Boasting over 750 sq/ft of space.

The heart of the home is the open-plan kitchen and living area, featuring a stylish kitchen with a spring handle, complemented by sleek black trim and plinth. Leading out from here is the Juliet balcony creating outside/inside space in the living area and enjoy a breath of fresh air.

The apartment comprises two spacious double bedrooms, accompanied by two bathrooms. The bathrooms showcase a sophisticated mandarin stone finish with striking black and rose gold veins. Tissano bathrooms offer a luxurious experience with showers, a bath, low-level wc, and vanity units, all adorned with a chic black matte finish.

Underfoot, revel in the comfort of luxury vinyl flooring throughout, available in a choice of sierra or blackjack oak, while the bedrooms are adorned with plush carpeting. Every apartment includes the convenience of undercroft secure parking and access to an onsite gym.

KEY LET

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 999 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 (approx. £2000 p.a), 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

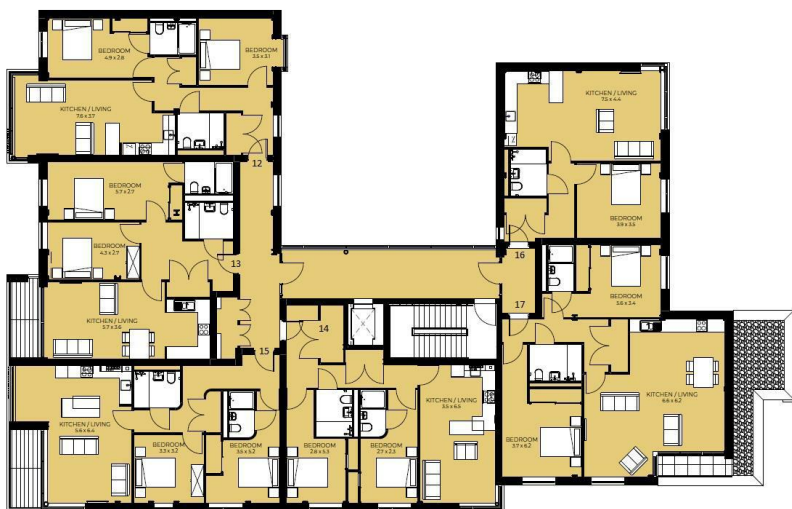
vibrant and exciting place to live, work and play with a population of just over 22,000. With five primary schools and two secondary schools, it is a popular place to raise a family.

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

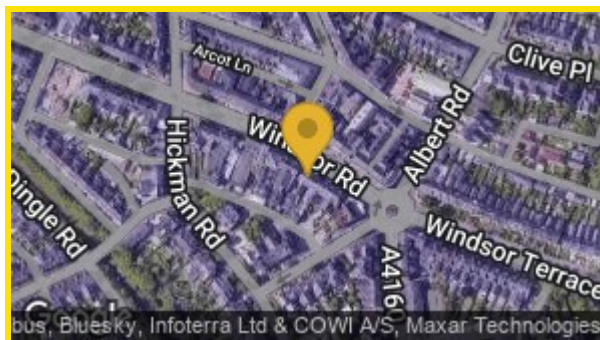
Similarly, the town offers stunning listed buildings and structures of special local and historic interest that contribute to the environmental and cultural heritage of Penarth. As well as shopping, you can find plenty of outdoor areas such as the beach, esplanade, cliff tops, railway path and Cosmeston 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	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
39-44	G		
35-38			
Not energy efficient - higher running costs			
1-2			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
100-120	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Bay Office (Sales & Lettings),
117-120 Bute Street, Cardiff Bay,
Cardiff, CF10 5AE

029 2048 9000
executive@keylet.co.uk / headoffice@keylet.co.uk / sales@keylet.co.uk

Luxury Lets Ltd T/A Keylet Executive

Company Reg. No. 5294705 VAT Reg. No. 851 0128 63

www.keylet.co.uk



Cathays Office (Sales & Lettings),
1a Mundy Place, Cathays,
Cardiff CF24 4BZ
029 2038 8399

lettings@keylet.co.uk / sales@keylet.co.uk

Cardiff Property Lettings Ltd T/A Keylet

Company Reg. No. 5294733 VAT Reg. No. 851 0127 65