



**Windsor Gardens Windsor Road, Penarth, Cardiff, CF64 1JJ**  
**Guide Price £300,000**

Apartment 3 Windsor gardens is a stunning and spacious two bedroom apartment ( 700 sq ft ) situated on the ground floor of Windsor Gardens with floor to ceiling glass bringing in ample light. The property consists of an open plan kitchen living room perfect for entertaining. The stylish kitchen is fitted with Bosch appliances. The apartment offers two double bedrooms, master with en-suite and 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.

The bathrooms are designed in a mandarin stone finish with black or rose gold vein, Tissano bathrooms with showers, bath, low level wc and vanity units with a black matt finish. The flooring is luxury vinyl throughout in a sierra or blackjack oak, with carpet for the bedrooms.

Each apartment will come with high end flooring and will be tastefully and beautifully decorated throughout.

**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, 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

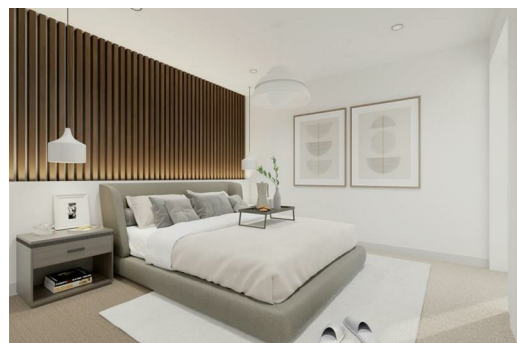
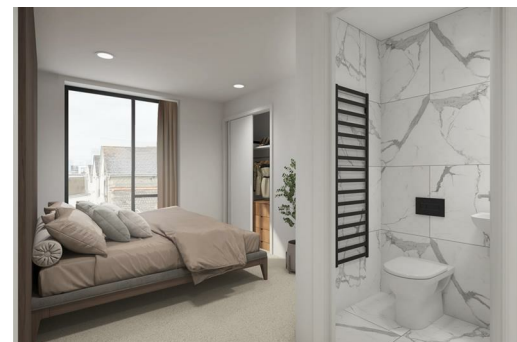
with a population of just over 22,000. With five primary schools and two secondary schools, it is a popular place to raise a family.

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

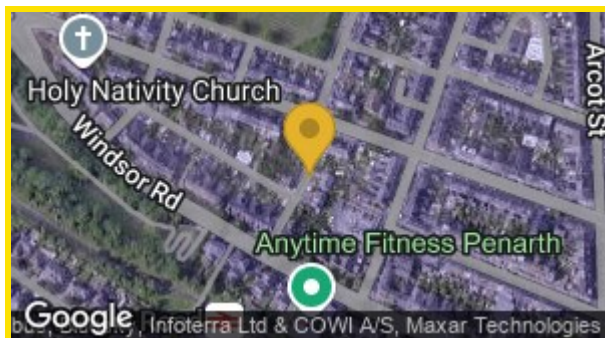
Similarly, the town offers stunning listed buildings and structures of special local and historic interest that contribute to the environmental and cultural heritage of Penarth. As well as shopping, you can find plenty of outdoor areas such as the beach, esplanade, cliff tops, railway path and Cosmeston 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
101-120 (A)	Very energy efficient - lower running costs		
81-100 (B)	Energy efficient - lower running costs		
61-80 (C)	Decent energy efficiency - lower running costs		
41-60 (D)	Decent energy efficiency - higher running costs		
21-40 (E)	Not energy efficient - lower running costs		
1-20 (F)	Not energy efficient - higher running costs		
1-10 (G)	Very inefficient - higher running costs		
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
101-120 (A)	Very environmentally friendly - lower CO <sub>2</sub> emissions		
81-100 (B)	Environmentally friendly - lower CO <sub>2</sub> emissions		
61-80 (C)	Decent environmental friendliness - lower CO <sub>2</sub> emissions		
41-60 (D)	Decent environmental friendliness - higher CO <sub>2</sub> emissions		
21-40 (E)	Not environmentally friendly - lower CO <sub>2</sub> emissions		
1-20 (F)	Not environmentally friendly - higher CO <sub>2</sub> emissions		
1-10 (G)	Very inefficient - higher CO <sub>2</sub> emissions		
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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