



Windsor gardens, Windsor Road, Penarth, CF64 1JJ

Guide Price £350,000

Experience luxury living in this exquisite two-bedroom apartment on the first floor, nestled in the prestigious Windsor Gardens development. Boasting over 800 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.

The apartment comprises two spacious double bedrooms, accompanied by two bathrooms. The bathrooms showcase a sophisticated mandarin stone finish with striking black or 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.

With meticulous attention to detail, each apartment is appointed with high-end flooring and tasteful, beautiful decor, promising a residence that radiates elegance in every corner.

**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

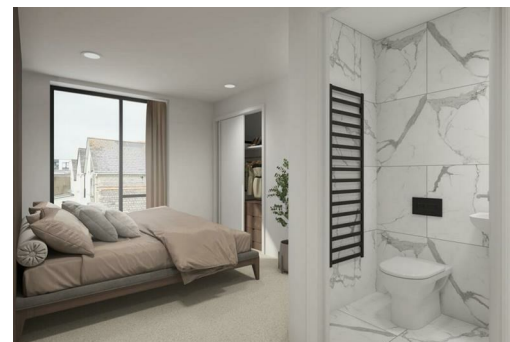
with a population of just over 22,000. With five primary schools and two secondary schools, it is a popular place to raise a family.

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



FLOORPLAN
840 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA: 840 sq.ft. (78.0 sq.m.) approx.
We do not accept any liability for errors or omissions in this floor plan. It is intended as a guide only and should not be used as a basis for any purchase or other financial decision. The actual floor area may vary slightly from the area shown in this floor plan. The actual floor area will be determined by a professional surveyor. The actual floor area will be determined by a professional surveyor. The actual floor area will be determined by a professional surveyor.

| Energy Efficiency Rating | |
|--|-------------|
| Current | Target |
| 101-110 (A) | 101-110 (A) |
| 81-100 (B) | 81-100 (B) |
| 61-80 (C) | 61-80 (C) |
| 41-60 (D) | 41-60 (D) |
| 21-40 (E) | 21-40 (E) |
| 1-20 (F) | 1-20 (F) |
| 1-10 (G) | 1-10 (G) |
| Net energy efficient - higher rating code | |
| England & Wales EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | |
| Current | Target |
| 101-110 (A) | 101-110 (A) |
| 81-100 (B) | 81-100 (B) |
| 61-80 (C) | 61-80 (C) |
| 41-60 (D) | 41-60 (D) |
| 21-40 (E) | 21-40 (E) |
| 1-20 (F) | 1-20 (F) |
| 1-10 (G) | 1-10 (G) |
| Net environmental friendly - lower CO ₂ emissions | |
| England & Wales EU Directive 2002/91/EC | |



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