

7 The Landings

Terra Nova Way, Penarth, Vale of Glamorgan, CF64 1SR



A top floor two bedroom apartment, in good condition throughout. Located in a popular development in the heart of Penarth Marina, close to the supermarket as well as café, pub, restaurants, the Pont-y-Werin footbridge as well as the Cardiff Bay Barrage. This is a spacious flat with accommodation comprising the hall, living room, kitchen, two bedrooms and the bathroom. There is one allocated parking space, plenty of visitor parking and the flat is being sold with a newly agreed extended lease and with no onward chain. There is a very reasonable service charge and the property is ideal for first time buyers, downsizers and investors alike. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£210,000

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Accommodation

Entrance Hall

Fitted carpet. Central heating radiator. Power point. Airing cupboard and a storage cupboard for coats. Doors to all rooms. Hatch to the loft space.

Living Room 16' 1" x 14' 9" into bay (4.9m x 4.49m into bay)

A large living room with uPVC double glazed bay windows and double doors that open onto a Juliet balcony. Fitted carpet. Two central heating radiators. Power points, TV point and phone socket. Fitted curtains to the windows.

Kitchen 11' 11" x 9' 3" (3.63m x 2.83m)

Vinyl flooring and part tiled walls. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including an electric oven, four burner gas hob and extractor hood. Freestanding washer dryer and counter level fridge with freezer compartment. One and a half bowl stainless steel sink with drainer. Wall mounted gas combination boiler. uPVC double glazed window. Power points. Central heating radiator. Space for a table and chairs.

Bedroom 1 10' 7" x 12' 9" (3.22m x 3.89m)

Double bedroom with uPVC double glazed doors onto a Juliet balcony, and a uPVC double glazed window - both overlooking the park and both with curtains. Fitted carpet. Central heating radiator. Power points.

Bedroom 2 9' 7" x 9' 2" (2.91m x 2.8m)

Fitted carpet. uPVC double glazed window overlooking the park, with fitted roller blind. Central heating radiator. Power points.

Bathroom 7' 8" x 7' 2" (2.34m x 2.18m)

Vinyl flooring. Suite comprising a panelled bath with mixer shower, a pedestal sink and WC. uPVC double glazed window. Central heating radiator. Shaver point. Extractor fan. Bathroom cabinet with mirrored doors. Part tiled walls.

Additional Information

Tenure

The property is leasehold (CYM21376) with a share of the freehold (CYM89935). The current lease is in the process of being extended to a term of 999 years. The new owners will become shareholders in the Freehold Company (Terra Nova Management No.2). There will be a fee for the registration and shareholder certificate (approx. £500).

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2124.01 for 2025/26.

Service Charge and Ground Rent

We have been informed by the sellers that the current service charge is £950 per year. There is no ground rent.

Utilities

The property is connected to mains gas, electricity, water and sewerage services and has gas central heating.

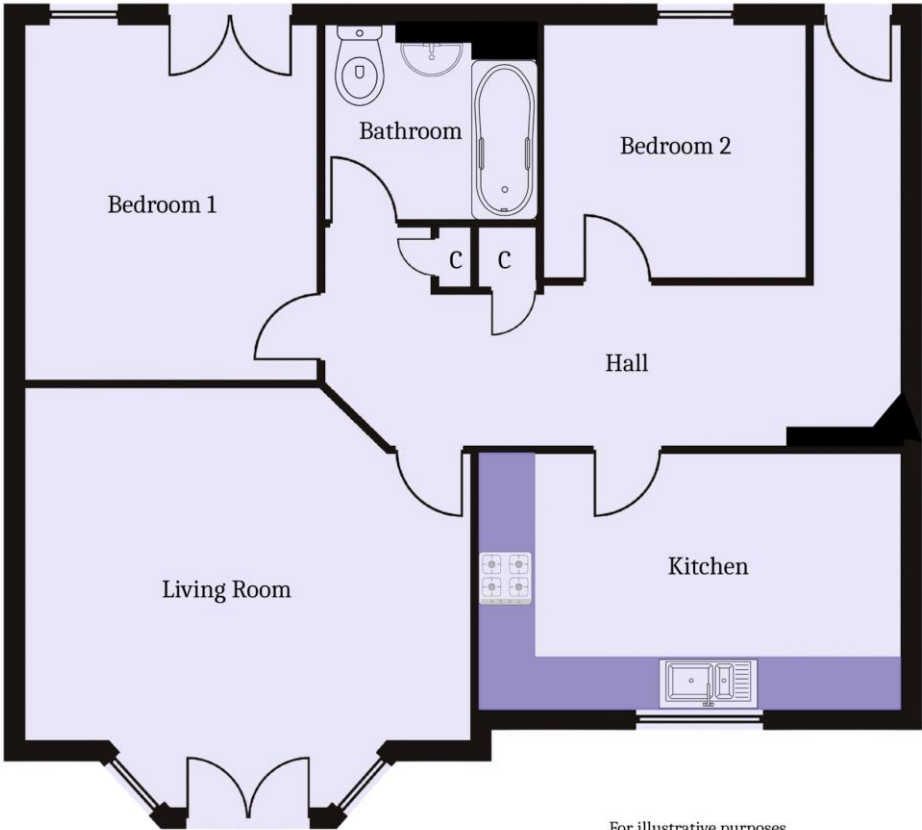
Approximate Gross Internal Area

797 sq ft / 74.0 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



For illustrative purposes
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