



# KEY

EXECUTIVE

SALES

**Guide Price £375,000 , Windsor Gardens, Windsor Road, Penarth CF64 1JJ**



- Two Double Bedroom Apartment With Balcony
- Mandarin Stone Ceramics Bathrooms
- Gated Allocated Parking with Electric Charger
- Walking Distance to Penarth Town and Seaside
- Residents Gym
- Open Plan Lounge with Fully Integrated Designer Kitchen
- Solar Panel Assisted Electric Heating
- Lift Access From Under Croft Parking to all Levels



**About The Development**

Windsor Gardens Penarth is a brand new development of 21, 1- and 2-bedroom apartments developed by the award-winning 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.

**Communal Central Courtyard Garden**

**Residents Bike Store**

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 / 999 year lease / No Ground Rent Charge



**, Windsor Gardens, Windsor Road,  
Penarth, CF64 1JJ**

Experience luxury living in this exquisite spacious two-bedroom apartment on the first floor, nestled in the prestigious Windsor Gardens development. Boasting over 850 sq/ft of space.

The heart of the home is the open-plan kitchen and living area, featuring a stylish Avana kitchen with a spring handle, complemented by sleek black trim and plinth with a Juliet Balcony opened via sliding doors from 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 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Key Executive Sales**

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