



Alexandra Court, The Esplanade, Penarth, CF64 3LA

Welcome to

Alexandra Court, The Esplanade, Penarth

Do you want a sea view? You cant get much better or closer than this 4th floor seafront apartment located on Penarth's esplanade. Conveniently located for all the amenities in the town centre it has two bedrooms, ensuite, open-plan living space with bay window and benefits from lift access & parking

Entrance Hall

Laminate flooring, built in airing cupboard and separate storage cupboard, open plan to the living area and doors to two bedrooms and bathroom.

Lounge / Living Area

21' 9" into bay x 16' 4" (6.63m into bay x 4.98m)

Double glazed bay widow to front with stunning sea views, laminate flooring, electric panel heater, space for dining table and open plan to the kitchen area.

Kitchen Area

Double glazed window to front with sea view, range of floor and wall mounted kitchen units in gloss white units including a flyover with spotlights, low level breakfast bar with contrasting work surfaces, integrated eye-level electric oven, integrated microwave, integrated gas hob with extractor hood over, integrated fridge/freezer, single bowl and drainer sink unit with mixer tap over, tiled floor, tiled wall.

Bedroom 1

12' 8" x 9' 6" (3.86m x 2.90m)

Double glazed window to front with sea views, built in wardrobe to one wall, loft access and electric heater.

Ensuite

Shower cubicle with part tiled walls, WC, contemporary wash hand basin with mixer tap set onto a vanity unit, towel style radiator, tiled splashbacks.

Bedroom 2

10' 2" max x 7' 2" (3.10m max x 2.18m)

Double glazed window to front with sea views, electric heater.

Bathroom

Panelled bath with mixer tap and shower over, WC, contemporary wash hand basin with mixer tap set into a wall mounted vanity unit, towel style radiator, fully tiled walls and floor, built in high level storage cupboards with mirrored doors.

Outside

Communal gardens to the front, rear parking area with dedicated parking space for the apartment.

Communal Areas

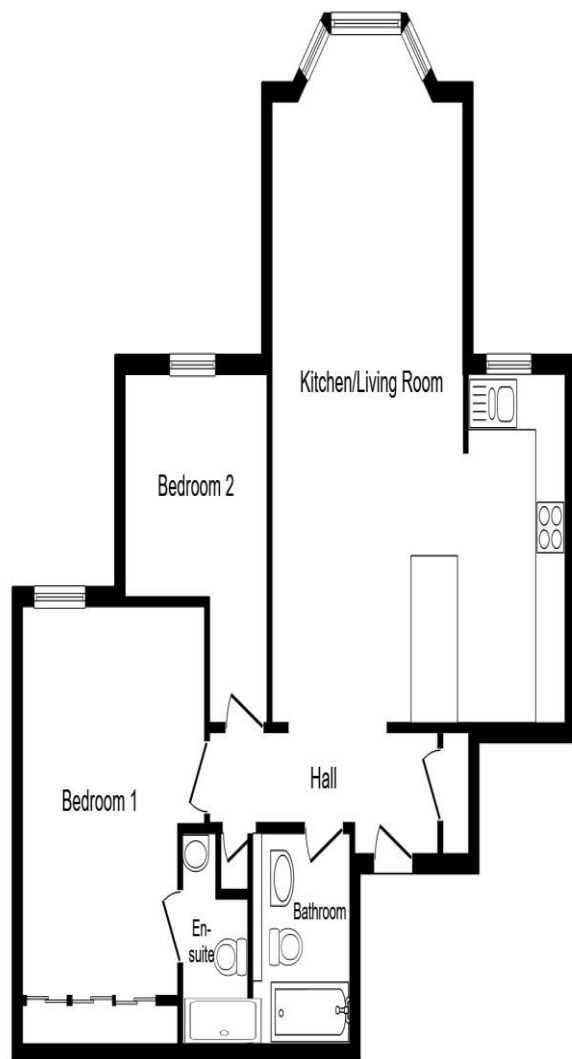
Post boxes and access to the lift.

Amenities

Residents have 24 hour access to a Sauna and Gym on the ground floor of the building.

N.B

We have been advised by the owners that an EWS1 is available.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Welcome to Alexandra Court, The Esplanade, Penarth

- 4TH FLOOR apartment with uninterrupted views of the sea and Penarth's pier from the living room and two bedrooms.
- LIFT ACCESS, a gym, sauna and off-road parking
- Master bedroom with ENSUITE, second bedroom and bathroom
- Open plan living space with lounge and kitchen areas plus space for a dining table
- N.B Property has an EWS1 available.

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 2280.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

directions to this property:

From the office (CF64 2NN), proceed to the roundabout and take the fourth exit onto Windsor Terrace. Continue into Beach Road and proceed down the hill until you reach the esplanade, where Alexandra Court can be found on the right hand side.



view this property online allenandharris.co.uk/Property/PNR106875



Property Ref:
PNR106875 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



029 2070 5528



penarth@allenandharris.co.uk



6 Andrews Buildings, Stanwell Road, PENARTH,
Wales, CF64 2AA



allenandharris.co.uk