

42 John Batchelor Way

Penarth, Vale of Glamorgan, CF64 1SD



A modern, one bedroom ground floor flat in an attractive Penarth Marina development, with impressive water views from the main living room and bedroom. The property has been upgraded and maintained to a very high standard and is located in the heart of the Marina putting it within a very short distance of all that this popular area has to offer. The accommodation comprises the entrance hall, open plan living / dining / kitchen area, the double bedroom and a bathroom. The property benefits from having one allocated parking space. Viewing is strongly advised in order to be able to appreciate this stylish, modern waterside apartment. EPC: C.

**David
Baker & Co.**

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2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Hallway

An entrance hall with marble effect tiled floor and a built-in cupboard with fitted shelf and rail. Central heating radiator. Power points. Coved ceiling. Doors to the living room, bedroom and bathroom.

Living / Dining Room 10' 10" x 18' 4" (3.29m x 5.6m)

An open plan living / dining room which forms part of the living space along with the kitchen. Dual aspect with two uPVC double glazed windows to the side, and one to the rear, giving excellent water views over Cardiff Bay. Marble style tiled floor continued through from the hallway. Central heating radiator. Acoustic boarding to one wall. Power points and TV point. Space for a dining table and chairs.

Kitchen 10' 10" x 8' 4" (3.29m x 2.53m)

Fitted kitchen comprising of wall units and base units with white gloss doors and black granite work surfaces. Integrated appliances including an electric oven, combi-microwave, a four zone electric hob with extractor hood, a dishwasher, fridge freezer and washing machine. One and a half bowl stainless steel countersunk sink with drainer. uPVC double glazed window to the side. Cupboard with gas combination boiler. Power points. Mirrored splashbacks throughout and a marble style tiled floor.

Bedroom 9' 10" x 14' 2" (3m x 4.33m)

A spacious double bedroom with uPVC double glazed window to the rear overlooking Cardiff Bay. Fitted carpet. Central heating radiator. Coved ceiling. Power points. Large fitted wardrobes to one wall. TV point.

Bathroom 6' 4" x 6' 10" (1.93m x 2.09m)

A fully tiled bathroom with a suite comprising of a large walk-in shower with twin head mixer shower, a WC and a sink with storage below. Fitted mirror with light. Recessed lights and extractor fan. Heated towel rail.

Outside

The property benefits from one allocated parking space. There are communal grounds nearby and some excellent walks around Penarth Marina.

Additional Information

Tenure

The property is leasehold (WA906424) with a term of 125 years from 1 June 1997 (96 remaining).

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 seller that the service charge for this property is currently £1,189.56 per year. The ground rent is £78 per year.

Approximate Gross Internal Area

502 sq ft / 46.6m sq m.

Utilities

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

Energy Performance Certificate

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 76 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Floor Plan











