

56 John Batchelor Way

Penarth, Vale of Glamorgan, CF64 1SD



Beautifully presented two-bedroom, two-bathroom ground floor apartment, thoughtfully updated and individually styled to create a sophisticated and contemporary home. The apartment has been extensively updated and beautifully finished, with particular attention given to the kitchen, bathrooms, flooring, lighting and interior finishes. The accommodation has been carefully designed to maximise the available space and create a light, elegant and cohesive interior, offering a home that is ready to move straight into with no cosmetic updating required. EPC: C.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£294,000

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Accommodation

Entrance Hall

Attractive tiled flooring. Built-in cupboard. Central heating radiator. Power points. Doors to the bedrooms and bathroom while being open into the living room and kitchen.

Living Room 11' 10" x 14' 6" (3.6m x 4.43m)

A well-proportioned living and dining space with two floor to ceiling uPVC double glazed windows overlooking the adjacent communal green space. Tiled floor. Extensive fitted storage. Two central heating radiators - both with covers. Power points and TV point.

Kitchen 8' 2" x 10' 3" (2.48m x 3.13m)

A modern kitchen with a mixture of fitted and freestanding units. Range cooker with five burner gas hob and electric oven. Single bowl stainless steel sink unit with storage below. uPVC double glazed window with fitted Venetian blinds. Tiled floor. Power points. Recessed lights.

Bedroom 1 11' 1" x 12' 4" (3.39m x 3.76m)

Tiled flooring continued from the hall. uPVC double glazed window. Central heating radiator. Power points. Fitted storage and with a door into the en-suite. TV point.

En-Suite 5' 2" x 7' 3" (1.58m x 2.21m)

Tiled flooring. Suite comprising a panelled bath with hand shower fitment, WC and wash hand basin with concealed cistern - all with Coalbrook polished nickel fittings. Recessed lights. Extractor fan. Heated towel rail. Fitted mirror.

Bedroom 2 9' 1" x 10' 0" (2.76m x 3.05m)

The second double bedroom, once again with a stylish tiled floor continued from the entrance hall. uPVC double glazed window. Central heating radiator. Power points.

Bathroom 5' 5" x 6' 10" plus utility space (1.66m x 2.08m plus utility space)

An impressive bathroom with utility area that has plumbing for a washing machine and dryer. Marble tiled floor and part tiled walls. Large walk-in shower, WC with concealed cistern and a wash hand basin - all with Coalbrook polished nickel fittings. Recessed lights. Extractor fan. Heated towel rail.

Outside

The property benefits from use of some communal green space and is very close to a number of local amenities including. There is one allocated parking space and a number of visitors parking spaces on the development.

Additional Information

Tenure

The property is held on a leasehold basis (WA886067) with 125 years from 1 June 1997 (97 years remaining).

Service Charge

We have been informed that the Service Charge is £1,248.08 per annum.

Ground Rent

We have been informed that the Ground Rent is £130.00 p.a.

Council Tax Band

The Council Tax band for this property is E, which equates to a charge of £2,596.01 for the year 2025/26.

Approximate Gross Internal Area

742 sq ft / 69 sq m.

Notes

The proeprty has been completely renovated by the current owner, having been stripped back to the breeze blocks in places. There is a reconfigured kitchen and living / dining room, new floors, skirtings, new kitchen, new bathrooms, lighting, switches and sockets along with a partial re-wire. The work was completed between March 2022 to Summer 2022.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











