The Esplanade

PENARTH, CF64 3LA

GUIDE PRICE £189,950

Hern & Crabtree



The Esplanade

An opportunity to purchase a two-bedroom ground floor apartment which benefits from double glazed UPVC fenestration, electric heating, allocated parking and access from the lounge to a small external patio area.
The apartment is located on the Esplanade within the sought-after seaside town of Penarth, the seafront has a number of eateries, bars and coffee shops along with the Pier and attractive gardens. The town itself has good schooling, local shops, boutiques and further bars and restaurants. Excellent access is also provided to Cardiff Bay via the barrage along with good transport links to Cardiff City Centre.











Approx 609.00 sq ft

Council Tax Band: D

Communal Hallway
The communal hallway can be accessed from The Esplanade and the communal car park, both benefiting from secure entry systems.

Hallway
Enter from the communal hallway. Coved ceiling. Fitted airing cupboard with concealed hot water tank. Further fitted storage cupboard. Telecom phone. Electric radiator.

Living Room
Double glazed French doors to the rear elevation. Two double glazed full length windows to the rear elevation. Coved ceiling. Feature mantle piece with raised hearth. Electric radiator. Panelled double opening doors lead to:

Kitchen
Double glazed window to the rear elevation. Coved ceiling. Wall and base units with worktops over. One and half bowl sink and drainer with mixer tap above. Integrated four ring electric hob with tiled splashback and cooker hood over. Integrated oven. Plumbing for washing machine. Space for slimline dishwasher. Integrated fridge freezer. Vinyl flooring. Electric wall heater.

Bedroom One
Double glazed window to the rear elevation. Coved ceiling. Fitted wardrobes and overhead storage. Electric radiator. Door leading to:

En Suite
W/C and wash hand basin. Vanity unit. Shower quadrant with electric shower over and glass sliding doors. Wet panel walls. Vinyl flooring. Extractor fan. Electric wall heater.

Bedroom Two
Double glazed window to the rear elevation. Coved ceiling. Electric radiator.

Bathroom
W/C and wash hand basin. Vanity unit. Bath with mixer tap. Tiled walls. Vinyl flooring. Extractor fan. Electric wall heater.

Communal Gardens
Communal gardens to the front, offering panoramic, far-reaching views across the promenade, the Bristol Channel, and Penarth Pier.

Parking
Gated entrance to the development for vehicle access. Allocated parking space. Bin storage area.

Fitness Suite
An on-site fitness suite available exclusively to residents.

Tenure
Leasehold. 999 years from 1990 with 963 years remaining. Annual service & maintenance charges £2,448.

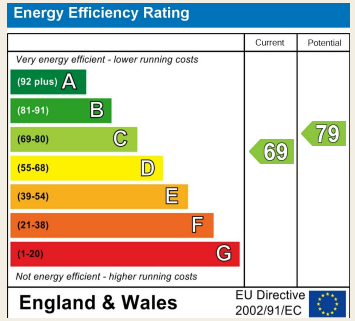
Additional Information
Council Tax Band D (Vale of Glamorgan). EPC rating C.

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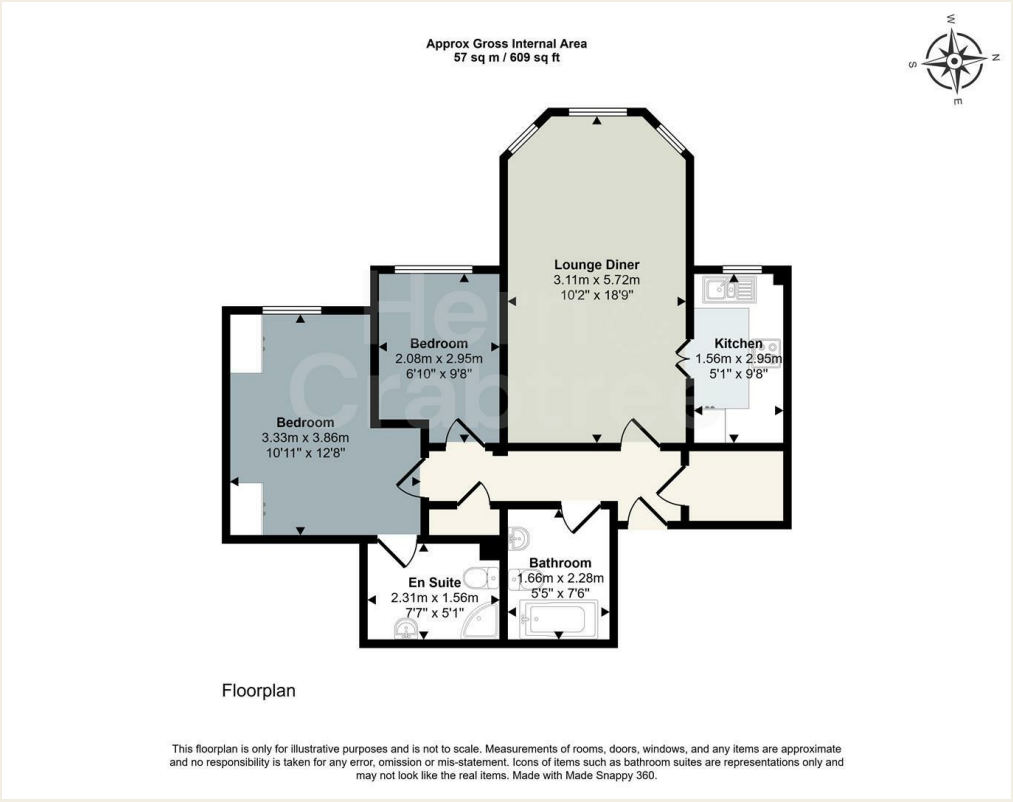
Good old-fashioned service with a modern way of thinking.











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