

CARDIFF'S HOME FOR  
**STYLISH SALES**  
& LETTINGS

JeffreyRoss

RIVER WALK





#### COMMUNAL ENTRANCE

Enter via security intercom to a communal entrance, steel & glass staircase plus lift allow access to all apartments.

#### HALL

Leads to all rooms, intercom phone, airing cupboard housing the hot water tank, bespoke fitted mirrored surround to the lounge and both bedrooms.

#### LOUNGE KITCHEN

5.28m x 5.05m (17'4" x 16'7")

#### BEDROOM 1

3.96m x 2.57m (13' x 8'5")

Master double bedroom, window to rear offering a spectacular river view, TV point, telephone point.

#### DRESSING AREA

Useful area off the bedroom with a solid triple wardrobe.

#### BEDROOM 2

3.86m max x 2.79m (12'8" max x 9'2")

Double bedroom, window to side offering a stunning water view, built in floor to ceiling triple wardrobes, TV point, telephone point.

#### BATHROOM

Fitted with a contemporary white suite comprising panel bath with electric shower and glass screen, vanity wash hand basin and close coupled wc - concealed cistern and soft close seat, tiling to all walls and tiled floor, heated towel rail, extractor fan.

#### GROUNDS

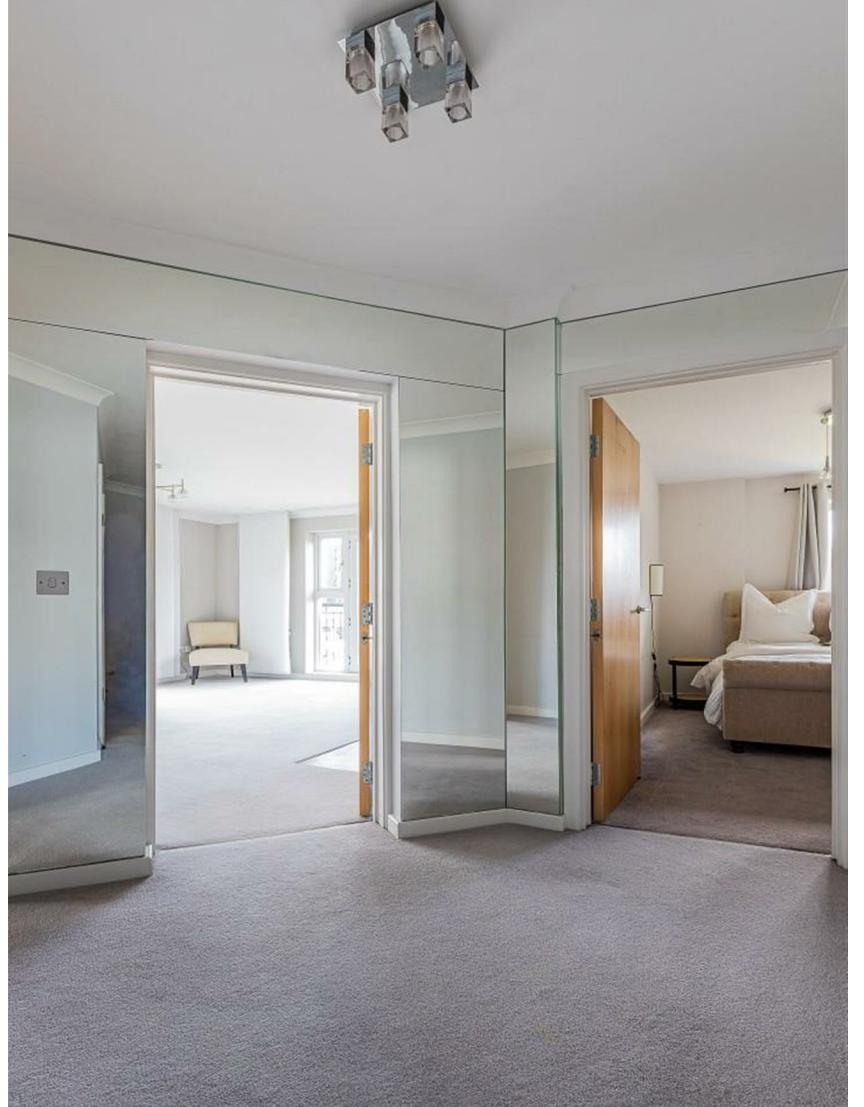
Set in extensive grounds with access via electric twin gates for security, allocated parking space plus numerous visitor spaces, access to a large communal lawn overlooking the river.

#### INFORMATION

We have been informed by the vendor that the apartment is Leasehold 999 years from 01-01-2006 therefore with 980 years remaining.

Current service charge is £144.19 per calendar month,  
The Ground Rent is £201.29 per year.

Council Banding - Band E £2,596.01 (2025-2026)





## RIVER WALK

, CF64 1SX - £245,000



2 Bedroom(s)



1 Bathroom(s)



695.00 sq ft

Second floor stunning waterfront apartment boasting spectacular water views up & down the river.

In excellent order and with no ongoing chain and immediate occupation.

Well placed for the Cogan train station, easy access out of Penarth to the City Center plus a short walk takes you into Cardiff Bay's sports village.

With a communal entrance via intercom entry and lift to all floors, private hall including bespoke fitted mirrors around the entrance to the lounge and both bedrooms impressive lounge open to a fully integrated contemporary kitchen - fridge, freezer, dishwasher, washer/drier plus built in oven, hob & hood and complimented with 2 'Juliet' balconies, 2 double bedrooms, master with a dressing area - solid wardrobes and built in wardrobes to the second plus a refitted bathroom - contemporary white suite. Complimented with upvc double glazing, electric heating, security intercom entry, lift to all floors plus large communal lawn overlooking the river.

Benefitting from a secure allocated parking space with numerous visitor spaces.

Viewing highly recommended.

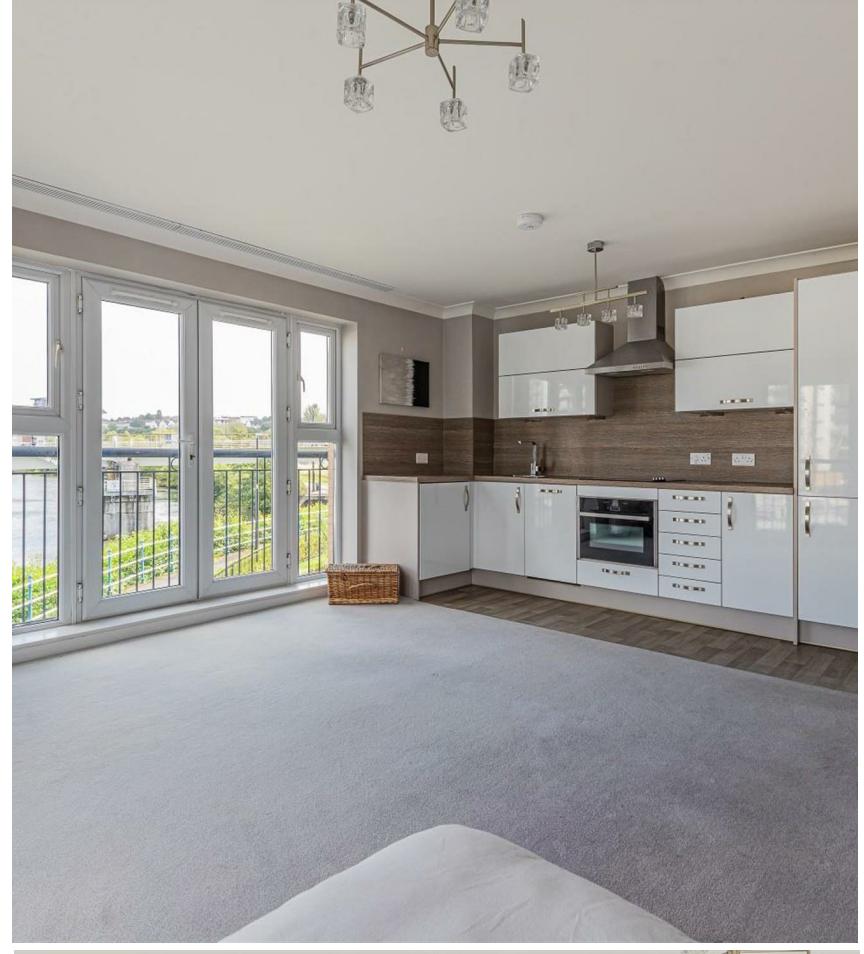


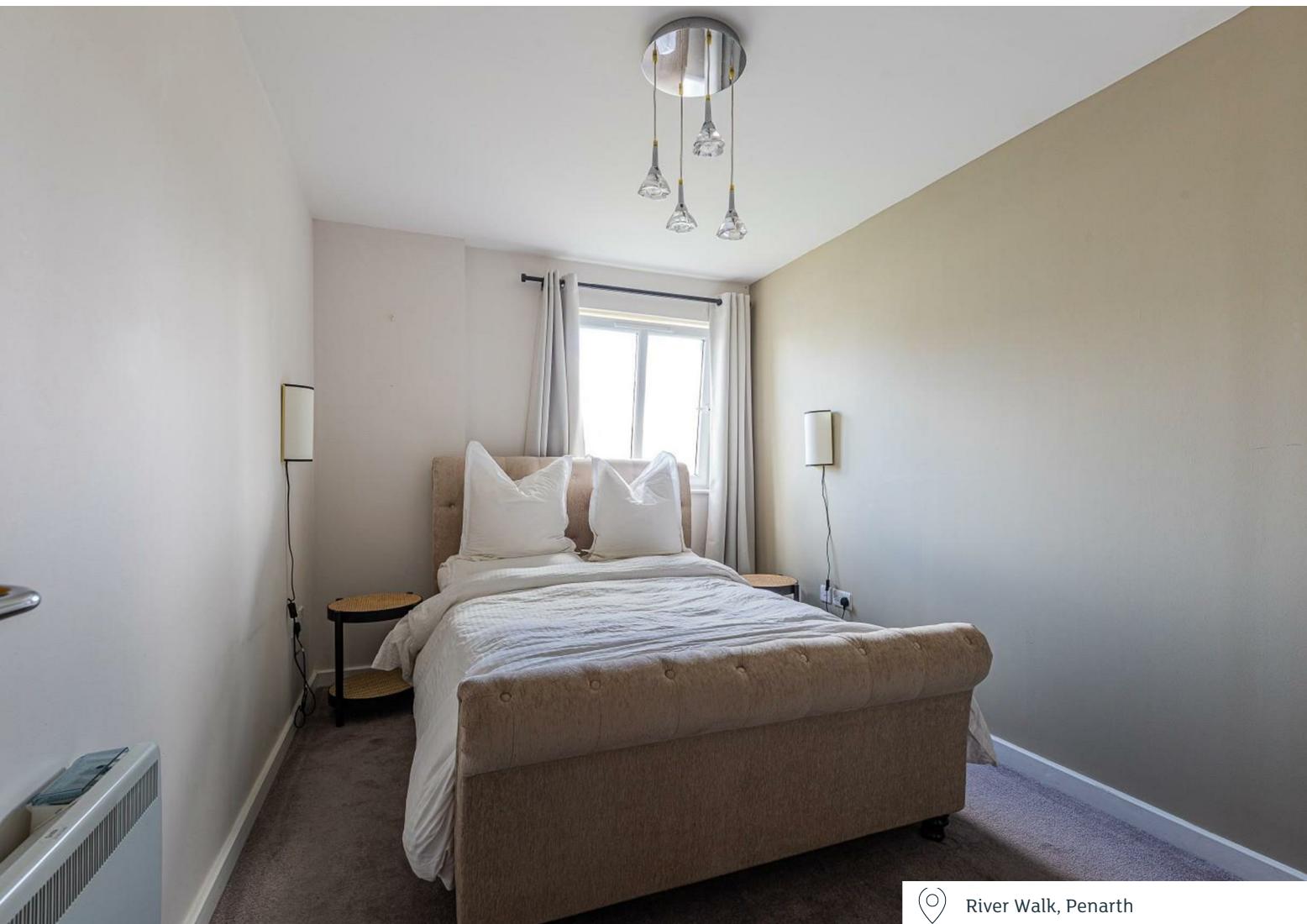
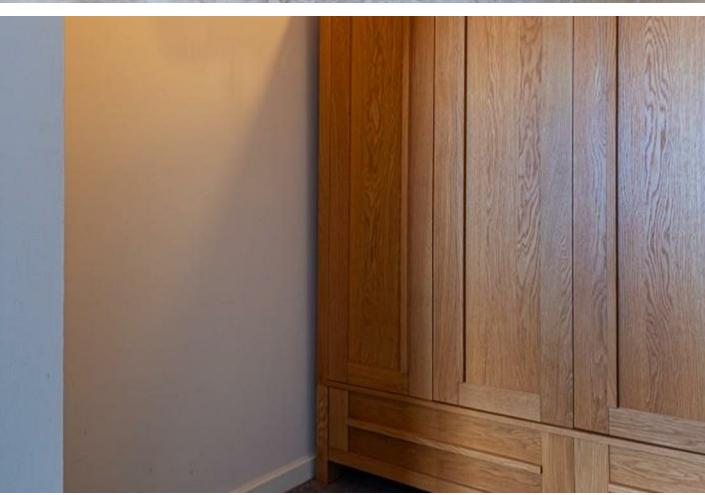
### PROPERTY SPECIALIST

Mr Paul Davies

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Property Management Co-ordinator





River Walk, Penarth



| Energy Efficiency Rating                    |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very energy efficient - lower running costs |                         |   |
| (92 plus) A                                 |                         |   |
| (81-91) B                                   |                         | 86  |
| (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 |  |