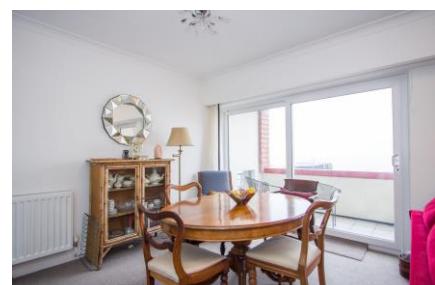


# 11 Windsor Court The Esplanade

Penarth, Vale of Glamorgan, CF64 3AT



A wonderfully renovated third and fourth floor maisonette on the Esplanade with excellent views over Penarth Pier and the Bristol Channel. In excellent condition throughout, the property comprises an open plan living space, kitchen and cloakroom on the first level along with three bedrooms and a bathroom above. There are sea fronting balconies on both levels and the property further benefits from an allocated parking space. Available now EPC: D.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**Monthly Rental Of £1,250**

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## Accommodation

### **Porch 4' 1" x 3' 0" (1.24m x 0.91m)**

Fitted carpet. Composite front door with double glazed panel and a uPVC double glazed side window. Doors to the WC and living space.

### **WC 5' 0" x 2' 5" (1.52m x 0.73m)**

Tiled walls. Vinyl floor. uPVC double glazed window to the front.

### **Living / Dining Room 19' 3" max x 17' 10" max (5.86m max x 5.43m max)**

An open plan living and dining space with uPVC double glazed windows and sliding doors that offer very good water views over the Bristol Channel. Two central heating radiators. Power points and TV point. stairs to the first floor. Access onto the balcony and a sliding door into the kitchen.

### **Kitchen 8' 11" x 8' 5" (2.73m x 2.56m)**

Tiled floor. Fitted kitchen comprising wall units and base units with wood effect laminate work surfaces and off-white gloss doors. Integrated appliances including an electric oven, grill, four burner gas hob, extractor hood and dishwasher. Space for a fridge freezer. Plumbing for washing machine. Cupboard with gas combination boiler. One and a half bowl stainless steel sink with drainer. Power points. uPVC double glazed window overlooking the park.

## Upper Floor

### **Landing**

Fitted carpet to the stairs and landing. Recessed lights. Doors to all three bedrooms and the bathroom.

### **Bedroom 1 9' 5" x 11' 3" (2.88m x 3.42m)**

Double bedroom with uPVC double glazed sliding doors out onto the balcony which gives tremendous panoramic views over Penarth Pier and across the Bristol Channel. Additional uPVC double glazed window to the south side. Fitted carpet. Central heating radiator. Power points.

### **Bedroom 2 9' 4" x 14' 7" (2.85m x 4.45m)**

This is the second double bedroom overlooking the Esplanade, with views across the Bristol Channel. Fitted carpet. Built-in wardrobes. Central heating radiator. Power points.

### **Bedroom 3 9' 4" x 10' 9" (2.84m x 3.28m)**

Double bedroom, currently used as a study, with uPVC double glazed window to the rear overlooking the park. Fitted carpet. Central heating radiator. Power points.

### **Bathroom 9' 4" x 7' 0" (2.85m x 2.13m)**

Suite comprising a shower cubicle with electric shower, paneled bath, WC, bidet and sink with storage below. Additional fitted bathroom storage. uPVC double glazed window to the side. Heated towel rail. Recessed lights. Part tiled walls. Vinyl floor.

## Outside

The property benefits from two balconies, accessed from the living room and main bedroom, measuring 2.67m x 1.57m (lower) and 2.8m x 1.58m (upper floor). Both balconies have excellent views of the Bristol Channel, Penarth Pier and along the Esplanade.

## Additional Information

### **Availability**

The property is available now

### **Council Tax Band**

The Council Tax band for this property is F, which equates to a charge of £3,025 for 2025/26.

### **Approximate Gross Internal Area**

863 sq ft / 80.2 sq m.

## Our Fees

For all tenancies, we require rent paid one month in advance. Prior to the commencement of any tenancy, tenants must pay, in cleared funds, the first months rent unless otherwise agreed. A further payment of one months rent plus £100 is also due as a security deposit, this payment will be held in the Government backed TDS scheme. Initial move-in monies can be paid online via BACS, with a debit or credit card via The Letting Partnership (on the phone), or in cash to David Baker & Company. Details of the Tenancy Deposit Scheme can be found on their site, [www.tenancydepositscheme.com](http://www.tenancydepositscheme.com). A holding deposit equal to one weeks rent is payable to secure the property. David Baker & Company is a member of The Property Ombudsman. David Baker & Company is a member of a Client Money Protection scheme operated by Client Money Protect (CMP).

## Energy Performance Certificate



## Floor Plan











