



Stanwell Road, PENARTH, CF64 2EY

Welcome to

Stanwell Road, PENARTH

Set within Penarth town centre, this attractive retirement apartment offers bright and comfortable living accommodation. Comprising two bedrooms, a family bathroom, and a spacious open-plan living/dining area with a fitted kitchen, the property is perfectly suited for relaxed retirement living.



Communal Entrance

Communal entrance hall. Communal WC. Stairs to all floors. Electric heater.

Entrance Hall

Doors to all rooms. Storage room housing boiler and shelving. Electric Radiator. Intercom.

Lounge / Dining Room

Double glazed, bay fronted windows. Electric radiator. Feature fireplace with marble hearth and mantle. Leading to Kitchen.

Kitchen

Double glazed window to side. Wall and base units with work surface over. Sink and drainer. Tiled splashbacks. Electric hob with cooker hood over. Integrated oven. Space for fridge-freezer. Plumbing for washing machine

Bedroom One

Double glazed window to front. Two wardrobes. Chest of drawers. Electric radiator.

Bedroom Two / Dining Room

Double glazed window. Electric Radiator.

Shower Room

Double shower cubicle with fitted seat. Wash hand basin set into a vanity unit. WC. Partially tiled. Heated towel rail. Extractor fan. Wall mounted mirror with light.

Agent's Note

Please note that an AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Welcome to

Stanwell Road, PENARTH

- Spacious Ground Floor Retirement Apartment with No Onward Chain - Offering comfortable and accessible accommodation throughout, perfect for those seeking independent retirement living.
- Prime Penarth Town Centre Location - conveniently positioned within easy walking distance of local shops, cafés, supermarkets, medical facilities, and public transport links.
- Two well-proportioned bedrooms providing flexible living space and a well appointed shower room
- Generous Open-Plan Living and Dining Room providing a bright and welcoming space, perfect for relaxing, entertaining, or enjoying everyday living.
- Excellent Communal Facilities - Including a residents' lounge, providing opportunities for socialising and community activities

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 4096.00

Ground Rent: Ask Agent



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Jun 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
PNR107108 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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