

# 56 John Batchelor Way

Penarth, Vale of Glamorgan, CF64 1SD



A unique and fully renovated two bedroom ground floor apartment close to both Cardiff Bay and the Inner Basin as well as local amenities such as cafes, pub and restaurants, supermarket, the Pont-y-Werin footbridge, Cardiff Bay Barrage and is within a mile of Penarth town centre. Improvement works include new electrics, plumbing and flooring throughout as well as a layout change and complete redecoration. Accommodation comprises the hall, living / dining room, kitchen, two bedrooms and two bathrooms and offers stylish, modern living for a wide range of buyers. Viewing advised. EPC: C.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£294,000**

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
Tel: 029 20 702622 | [info@davidbaker.co.uk](mailto:info@davidbaker.co.uk) | [www.davidbaker.co.uk](http://www.davidbaker.co.uk)

## **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



















