

# 7 The Anchorage River Walk

Penarth, Vale of Glamorgan, CF64 1SX



Available immediately subject to a successful application, this two double bedroom first floor flat has a balcony with water views and is located just a short walk from Penarth Marina, the Pont-y-Werin footbridge and Cogan train station. Comprises an entrance hall, living room open to the kitchen, two double bedrooms and a bathroom. There is one allocated parking space, visitor parking and communal grounds to enjoy. EPC: C.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£1,200 PCM**

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

New fitted carpet. Large walk-in cupboard. Door entry phone. Coved ceiling. Wall mounted electric heater. Power points. Doors to all rooms.

### Living Room 11' 5" x 13' 9" (3.47m x 4.2m)

Open from the kitchen and with uPVC double glazed windows and doors onto the balcony with water views. New fitted carpet. Coved ceiling. Wall mounted electric heater. Power points and TV point. Phone point.

### Kitchen 9' 11" x 11' 5" (3.01m x 3.47m)

Vinyl flooring. Fitted kitchen comprising wall units and base units with white gloss doors and laminate work surfaces. Integrated appliances including an electric oven, four zone electric hob, extractor hood, dishwasher, fridge and washing machine. One and a half bowl stainless steel sink with drainer. Coved ceiling. Power points.

### Bedroom 1 8' 10" x 12' 10" (2.69m x 3.91m)

Double bedroom with fitted wardrobes. New fitted carpet. uPVC double glazed window overlooking the river. Power points and TV point. Wall mounted electric heater.

### Bedroom 2 8' 4" x 12' 6" (2.53m x 3.81m)

Another double bedroom with fitted wardrobe and water views. New fitted carpet. uPVC double glazed window. Power points. Wall mounted electric heater.

### Bathroom 6' 2" x 5' 8" (1.87m x 1.73m)

Vinyl floor and fully tiled walls. Suite comprising a corner shower cubicle with mixer shower, WC and wash hand basin with storage below. Heated towel rail. Extractor fan. Fitted wall cabinet.

## Outside

### Balcony 11' 9" x 4' 10" (3.58m x 1.47m)

Laid to timber decking and with steel and glass balustrade. Attractive water views up and down the River Ely. Space for a table and chairs.

## Parking

The property benefits from one allocated parking space in the gated parking area, where there are also numerous visitor spaces.

## Communal Garden

The development benefits from a well landscaped waterside communal garden.

## Additional Information

### Availability and Furnishing

The property is available immediately, on an unfurnished basis, however furniture can stay if required

### Council Tax Band

The Council Tax band for this property is E, which equates to a charge of approximately £2,790 2026/27.

### Affordability

In order to successfully complete the application process, applicants must be able to prove combined earnings of £39,600 per annum.

### Approximate Gross Internal Area

602 sq ft / 56 sq m.

## Utilities

The property is connected to mains electricity, water and sewerage services. Heating is electric.

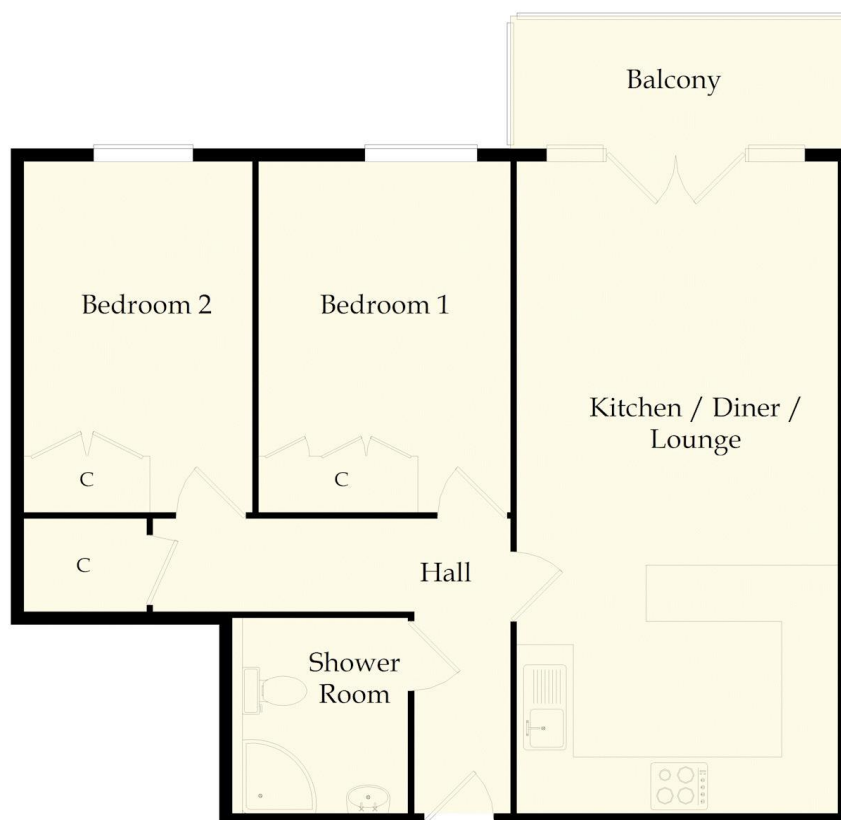
## Our Fees

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             | 77 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Floor Plan



This drawing is for illustrative purposes only (not to scale)  
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