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CARDIFF

VALE

CAERPHILLY

BRISTOL

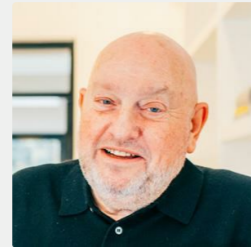
*The Landings*

PENARTH MARINA



*This is a light and spacious two double bedroom flat located in a very convenient location.*

Comments by Mr Jeff Hopkins

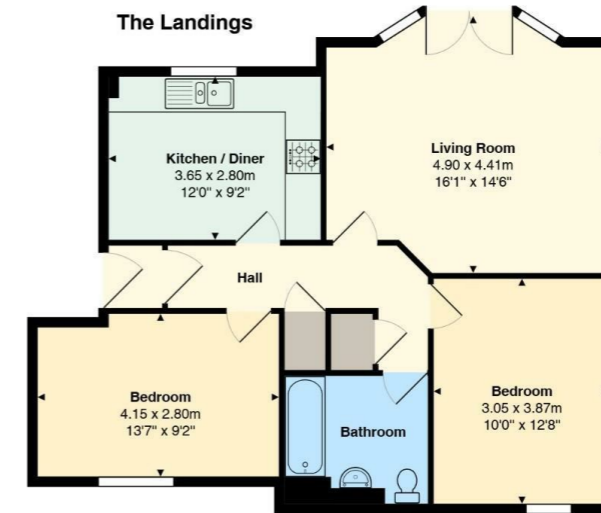


**Property Specialist**  
**Mr Jeff Hopkins**  
Valuer

jeff@jeffreycross.co.uk



Comments by the Homeowner



Total Area: 68.9 m<sup>2</sup> ... 742 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>81</b>	<b>81</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



# The Landings

Penarth Marina, Penarth, CF64 1SR

£215,000

2 Bedroom(s) 1 Bathroom(s) 742.00 sq ft



Contact our  
**Penarth Branch**  
02920415161

A well presented purpose built Two Bedroom First Floor Apartment situated on the popular Marina development with easy access to located adjacent to a large park, Penarth Town and Cardiff Bay and just a few minutes walk away from a large Tesco supermarket as well as a pub and a number of excellent restaurants. The accommodation briefly comprises of Large, light living room with with patio doors and Juliet balcony, Fitted Kitchen/Breakfast Room, Bathroom and Two Double Bedrooms. Gas Central Heating with Combi Boiler. Secure entry to the apartment block. Allocated parking and plenty of visitors parking. Available For Sale with no ongoing chain.



**Hallway** Band D

With storage cupboard and airing cupboard. Entry phone.

**Living room 16'1 x 14'6 (4.90m x 4.42m)**

**Kitchen 12'0 x 9'2 (3.66m x 2.79m)**

Fitted units and built-in Gas four burner hob, oven and cooker hood. Wall mounted Worcester combi boiler.

**Bedroom 1 13'7 x 9'2 (4.14m x 2.79m)**

**Bedroom 2 10'0 x 12'8 (3.05m x 3.86m)**

**Bathroom**

With bath and shower above.

**Outside**

Allocated parking plus ample visitors parking.

**Tenure**

Leashold 999 years from 1998

**Service charge**

we have been informed that the service charge of £1,027.55. annually

**Council tax**



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