



Apartment 1 Osbourne, 7 Clive Crescent  
Penarth, CF64 1AT







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**£350,000** Share of Freehold

**2 Bedrooms : 2 Bathrooms : 2 Reception Rooms**

Watts & Morgan are delighted to market this spacious ground floor apartment in need of modernisation, in a prestige development enjoying panoramic views over the Bristol Channel. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises: entrance hall, spectacular open plan living room/dining room with a large bay window providing panoramic elevated sea views, kitchen with integral appliances, master bedroom with fitted wardrobes and an en-suite, generously sized second bedroom with fitted wardrobes and a family bathroom. Externally the property enjoys landscaped communal gardens and an allocated parking space. Being sold with no onward chain. Share of freehold. EPC Rating: 'D'.

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### Directions

- Penarth Town Centre 0.4 miles
  - Cardiff City Centre 3.8 miles
  - M4 (J33) 10.2 miles
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## Summary of Accommodation

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### ACCOMMODATION

Communal entrance - a secure communal entrance. The apartment is located on the ground floor.

Entered via a solid door into a welcoming hallway which benefits from oak flooring, a video and audio link intercom system and a recessed storage cupboard.

The spectacular open plan living/dining room enjoys a central feature bay window providing panoramic views over the Bristol Channel. The room further benefits from carpeted flooring and ten uPVC double glazed windows to the front elevation.

The kitchen has been fitted with a range of base and wall units with roll top laminate work surfaces. Integral appliances to remain include: a 'Diplomat' electric oven, 4-ring electric hob with an extractor hood over, a 'Hotpoint' fridge freezer and a 'Hotpoint' washing machine. The kitchen further benefits from tiled flooring, partially tiled walls, a cupboard housing the 'Gledhill' hot water cylinder and a uPVC double glazed window to the front/side elevation.

The master bedroom is a spacious double bedroom which enjoys carpeted flooring, fitted wardrobes with mirror sliding doors and a uPVC double glazed window to the rear elevation. The en-suite has been fitted with a 3-piece suite comprising: a shower cubicle with a 'Triton' electric shower over, a pedestal wash-hand basin and a WC. The en-suite further benefits from fully tiled walls/flooring and an obscured uPVC double glazed window to the side elevation. Bedroom two is a generously sized double bedroom which enjoys carpeted flooring, fitted wardrobes and a uPVC double glazed window to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising: a large walk-in glass shower cubicle, a pedestal wash-hand basin and a WC. The bathroom further benefits from vinyl flooring, a recessed storage cupboard and an obscured uPVC double glazed window to the side elevation.

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### GARDENS AND GROUNDS

Apartment 1, Osborne enjoys one allocated parking space. The property also enjoys the use of two communal terraces.

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### SERVICES AND TENURE

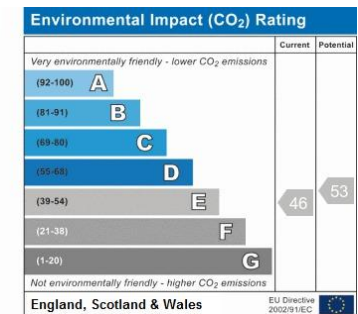
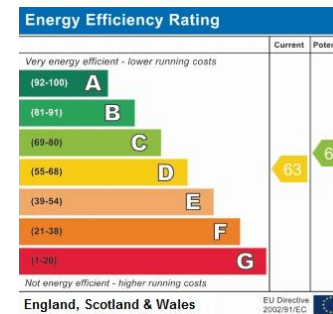
We have been reliably informed that the apartment is Leasehold - 99 years from 25th December 1989 (approx. 68 years remaining - a lease extension is currently being negotiated).

The service charge is £2214 per annum which includes building insurance.

The ground rent is £40 per annum.



Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.





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