

23 The Pinnacle, Trem Elai  
Penarth, CF64 1TF



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£265,000 Leasehold

**2 Bedrooms : 2 Bathrooms : 1 Reception Room**

Watts & Morgan are excited to market this spacious, two bedroom 6th floor apartment enjoying spectacular elevated panoramic views over Penarth Marina, Cardiff Bay and beyond. The accommodation briefly comprises; entrance hall, open plan kitchen/living/ dining room with access to private wrap around balcony, generously sized master bedroom with en-suite, spacious second bedroom with fitted wardrobes, family bathroom. Externally the property benefits from gated parking with one allocated space.

Being sold with no onward chain.  
EPC rating 'B'.

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### Directions

- Penarth Town Centre 0.4 miles
- Cardiff City Centre 3.6 miles
- M4 (J33) 9.5 miles

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### Your local office: Penarth

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## Summary of Accommodation

### ACCOMMODATION

A secure communal entrance accessed via a fob benefits from a lift and stairs to all floors. Apartment 23 is located on the 6th floor.

Entered via a hardwood door into a welcoming hallway benefiting from wood effect 'Amtico' flooring, an audio intercom system and a large recessed utility cupboard providing space and plumbing for free standing white goods.

The spectacular open plan kitchen/living/dining room is the focal point of the apartment and enjoys superb panoramic views over Penarth Marina, Cardiff Bay, Cardiff City and beyond. 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 fridge/freezer, a 'Bosch' electric oven, a 'Bosch' 4-ring gas hob with an extractor hood over. The kitchen further benefits from a cupboard housing a wall mounted 'Baxi' combi boiler, recessed ceiling spotlights and a continuation of wood effect 'Amtico' flooring.

The living area enjoys continuation of wood effect 'Amtico' flooring, a uPVC double glazed window to the side elevation and a floor to ceiling uPVC double glazed window and a sliding door providing access onto a private balcony with a glass balustrade and astro-turf flooring enjoying spectacular panoramic elevated views.

The master bedroom has been fitted with carpeted flooring and benefits from a uPVC double glazed window to the side elevation. The en-suite has been fitted with a 3-piece white suite comprising; a large glass shower cubicle with a thermostatic shower over, a wash-hand basin set within a vanity unit and a WC. Further benefits from wood effect 'Amtico' flooring, partially tiled splashback, recessed ceiling spotlights, an extractor fan and a wall mounted chrome towel radiator. Bedroom two is another spacious bedroom enjoying carpeted flooring, fitted mirrors sliding wardrobes and a uPVC double glazed window to the side elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic shower over, a wash-hand basin set within a vanity unit and a WC. Further benefits from wood effect 'Amtico' flooring, partially tiled splashback, recessed ceiling spotlights, an extractor fan and a wall mounted chrome towel radiator.

### GARDENS AND GROUNDS

23 The Pinnade is approached via electric gates into a secure parking area. The property benefits from one allocated parking space.

### SERVICES AND TENURE

All mains services connected. Leasehold.

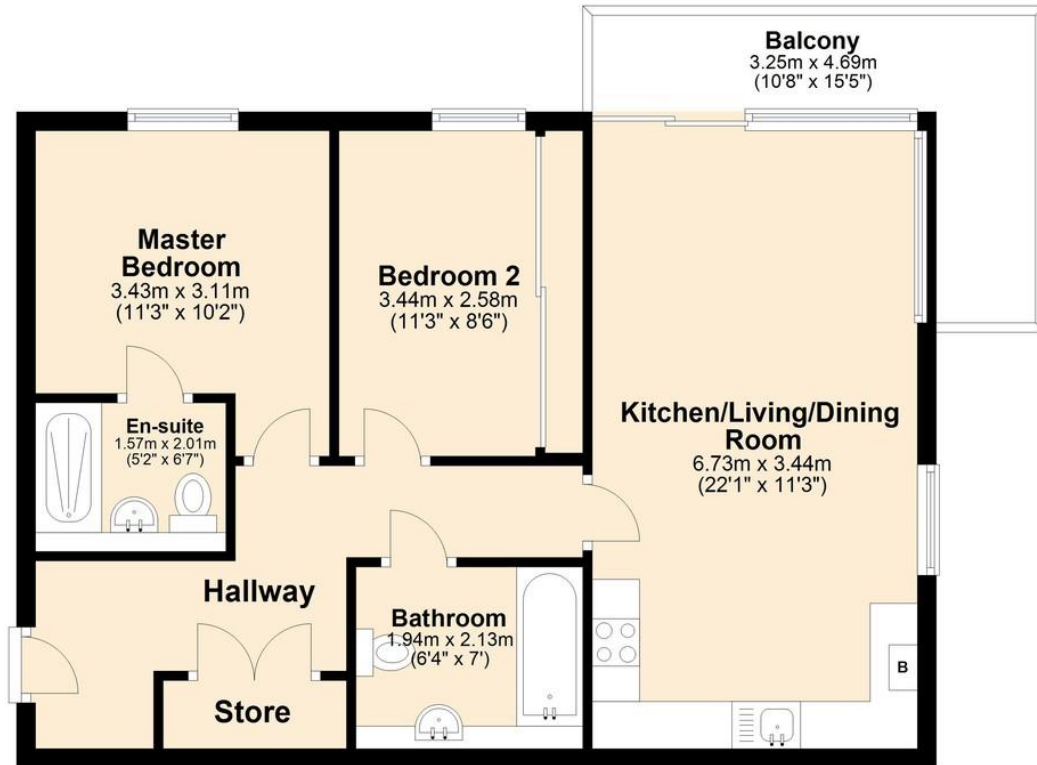
We have been reliably informed there are 113 years remaining on the lease.

We have been reliably informed the service charge (including the reserve fund charge) is £2457 per annum.

We have been reliably informed the ground rent is £250 per annum.



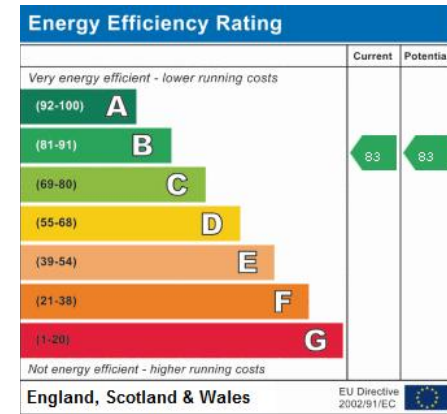
**Sixth Floor**  
Approx. 69.1 sq. metres (743.5 sq. feet)



Total area: approx. 69.1 sq. metres (743.5 sq. feet)

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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