



Flat 19, Windsor Arcade
Penarth, CF64 1JA



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£199,950 Leasehold

2 Bedrooms : 1 Bathroom : 1 Reception Room

Watts & Morgan are pleased to market this spacious two bedroom, second floor apartment situated in Windsor Arcade in the heart of Penarth Town Centre. Conveniently located to the local amenities, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises: porch, pantry, open-plan kitchen/living/dining room, two spacious double bedrooms and a family bathroom. Being sold with no onward chain. Leasehold. EPC Rating: 'D'.

Directions

- Penarth Town Centre 0.0 miles
 - Cardiff City Centre 3.7 miles
 - M4 (J33) 9.5 miles
-

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Summary of Accommodation

ACCOMMODATION

Communal entrance - entered via a wooden front door which benefits from carpeted staircase to all floors. Apartment 19 is located on the second floor.

Entered via a wooden door into a hallway which benefits from carpeted flooring and a audio intercom system. The hallway benefits from a large recessed store cupboard which houses the wall mounted gas combi boiler.

The open plan kitchen/living/dining room is the focal point of the apartment which enjoys carpeted flooring and four wooden single glazed sash windows to the side elevations. The kitchen has been fitted with a range of base and wall units with stainless steel worktops. Integral appliances to remain include: a 'Diplomat' electric oven with a 4-ring gas hob and extractor hood over, a fridge freezer, a washer dryer and a dishwasher. The kitchen further benefits from laminate wood effect flooring, recessed ceiling spotlights, stainless steel bowl sink and a wooden single glazed window to the side elevation. The hall enjoys carpeted flooring, a loft hatch providing access to the loft space and a single glazed sash window to the side elevation.

Bedroom one is a generously sized double bedroom which enjoys carpeted flooring and a single glazed wooden window to the side elevation.

Bedroom two is another spacious double bedroom which enjoys carpeted flooring and a single glazed wooden window to the side elevation.

The family bathroom has been fitted with a 3-piece white suite comprising: a panelled bath with an electric 'Triton' shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from laminate wood effect flooring, recessed ceiling spotlights and an obscured wooden single glazed window to the side elevation.

SERVICES AND TENURE

All mains services connected.

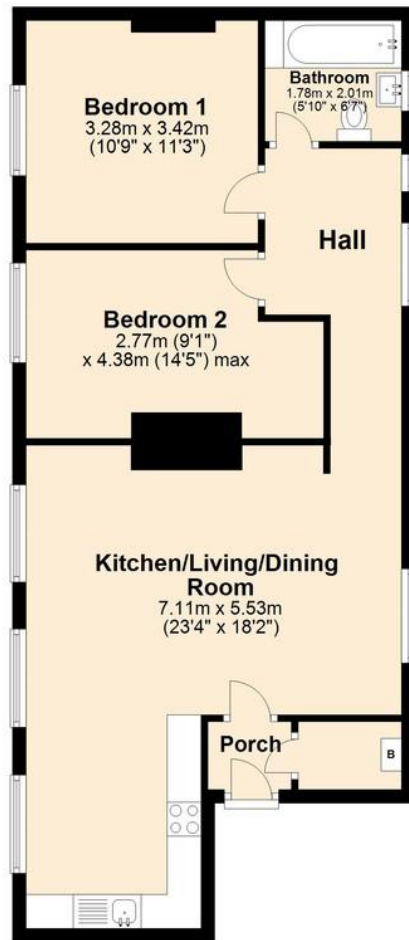
Leasehold - 125 years from 2001 (approx. 104 years remaining)

We have been reliably informed service charge is approx. £1000 per annum.

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

Second Floor

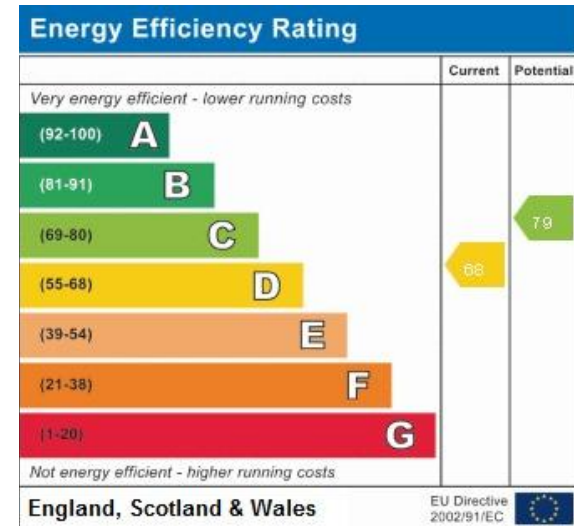
Approx. 67.9 sq. metres (730.9 sq. feet)



Total area: approx. 67.9 sq. metres (730.9 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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