



Flat 2 Portman House, 12 Royal Buildings
Stanwell Road, Penarth, CF64 3ED



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£265,000 Share of Freehold

2 Bedrooms : 1 Bathroom : 1 Reception Room

Watts & Morgan are delighted to market this beautifully presented, spacious two bedroom apartment retaining many original features. Situated on the second floor of a beautiful Victorian building in Penarth Town Centre and conveniently located to Cardiff City Centre and the M4 Motorway. In catchment for Victoria and Stanwell Schools. Accommodation briefly comprises; entrance hall, living room, kitchen/breakfast room, two spacious double bedrooms and a family bathroom. Share of Freehold. EPC Rating- 'TBC'.



Directions

- Penarth Town Centre 0.0 miles
 - Cardiff City Centre 4.0 miles
 - M4 (J33) 9.9 miles
-

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Summary of Accommodation

ACCOMMODATION

Communal entrance - A solid wooden door with a stained glass panel opens into a porch enjoying original quarry tiled flooring, picture rails and decorative mouldings. A second stained glass wooden door leads into a communal hallway benefitting from carpeted flooring, an original stained glass wooden sash window to the side elevation and a carpeted staircase leading to all floors. Flat 2 is located on the second floor.

Entered via a wooden door into a welcoming hallway enjoying carpeted flooring, a central ceiling light point and a wall-mounted door intercom system.

The living room benefits from carpeted flooring, a central feature fireplace, decorative mouldings and two single-glazed wooden sash windows to the front elevation overlooking the community gardens.

The kitchen/breakfast room has been fitted with a range of wall and base units with quartz work surfaces. Integral appliances to remain include; a fridge/freezer, a 'Bosch' electric oven, a 'Bosch' 4-ring gas hob with a 'Bosch' assisted fan over, a 'Hotpoint' washer/dryer and a 'Beko' dishwasher. The kitchen/breakfast room further benefits from wood-effect vinyl flooring, matching quartz up-stands, a recessed storage cupboard, decorative mouldings, a cupboard housing the wall-mounted 'Worcester' combi boiler and a single-glazed original wooden sash window to the rear elevation.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, picture rails, decorative mouldings and two single-glazed wooden sash windows to the front/side elevations.

Bedroom two is another spacious double bedroom enjoying carpeted flooring, picture rails and a single-glazed wooden sash window to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic shower over, a pedestal wash hand basin and a WC. The bathroom further benefits from tile-effect vinyl flooring, partially tiled walls, an extractor fan, partially tiled splash-back and a feature single-glazed stained glass wooden sash window to the rear elevation.

SERVICES AND TENURE

All mains services connected.

Share of Freehold (109 years remaining).

We have been reliably informed that the service charge is £60pcm.

NB - The property is a conservation area.



Second Floor

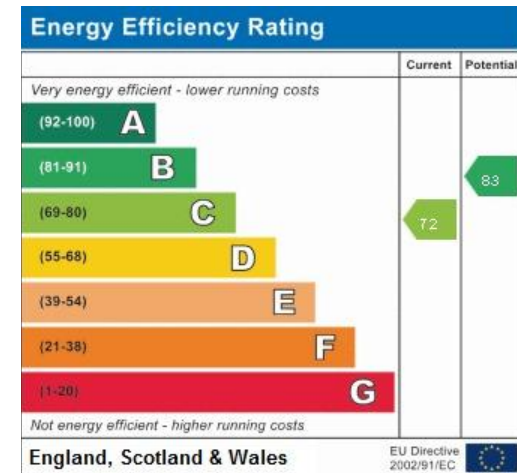
Approx. 71.7 sq. metres (771.7 sq. feet)



Total area: approx. 71.7 sq. metres (771.7 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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