



Flat 2, 8 Royal Buildings  
Penarth, CF64 3ED



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£209,950 Leasehold

### 1 Bedroom : 1 Bathroom : 1 Reception Room

Watts & Morgan are delighted to present to market this spacious, one bedroom apartment situated on the second floor of a beautiful Victorian building. Set in the centre of Penarth Town and conveniently located to Cardiff City Centre and the M4 motorway. The accommodation, which retains many original features, briefly comprises; entrance hall, living/dining room, kitchen, spacious bedroom and a family bathroom. Leasehold. EPC rating- 'D'.

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### Directions

- Penarth Town Centre 0.0 miles
  - Cardiff City Centre 4.0 miles
  - M4 (J36) 9.9 miles
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### Your local office: Penarth

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## Summary of Accommodation

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### ACCOMODATION

Communal entrance - A solid wooden door enters into a porch enjoying carpeted flooring, picture rails and decorative ceiling panelling. A second glazed wooden door leads into a hallway enjoying a ceiling rose, picture rails, decorative ceiling panelling and a carpeted staircase to all floors. Flat 2 is located on the second floor.

Entered via a solid wooden door into a welcoming hallway enjoying carpeted flooring, decorative mouldings, picture rails and a wall-mounted door intercom system.

The spacious living/dining room benefits from carpeted flooring, decorative mouldings, a central feature cast iron fireplace with a wooden surround and two single-glazed sash windows to the front elevation.

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include; a fridge and a 'Cannon' 4-ring electric hob with oven and grill. Space has been provided for freestanding white goods. The kitchen further benefits from laminate wood flooring, partially tiled splash-back, an inset bowl sink with a mixer tap over and a single-glazed wooden sash window to the rear elevation.

The bedroom is a spacious double bedroom benefitting from carpeted flooring, decorative mouldings, a central feature cast iron fireplace with a wooden surround and two single-glazed wooden sash windows to the front elevation.

The 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 original exposed wooden flooring, a central feature cast iron fireplace with a wooden surround, a recessed storage cupboard housing the wall-mounted 'Potterton' combi boiler and providing space and plumbing for freestanding white goods, a wall-mounted towel radiator and an obscured single-glazed wooden sash window to the rear elevation.

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### SERVICES AND TENURE

All mains services connected.

Leasehold (983 years remaining).

We have been reliably informed that the Service Charge is approximately £600 per annum.

We have been reliably informed that the Ground Rent is £25 per annum.

Council Tax band 'D'.

N.B. The property is in a conservation area.

## Second Floor

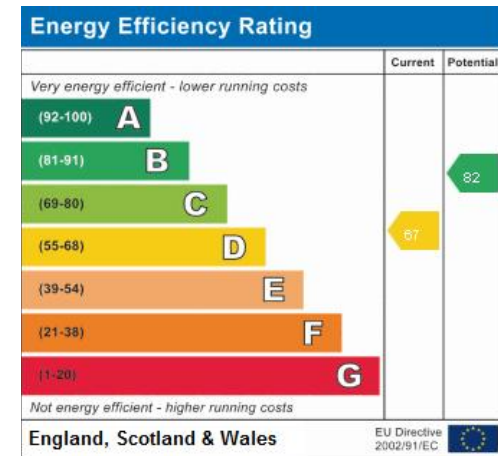
Approx. 56.4 sq. metres (607.3 sq. feet)



Total area: approx. 56.4 sq. metres (607.3 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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