





41 Wain Close

Penarth Heights, Penarth

"Charming 2-bed ground floor apartment with decked balcony & allocated parking. Open plan living space, bright & airy. Convenient location near Penarth Town Centre. EPC B81. Ideal for cosy living & entertaining."

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- TWO BEDROOM GROUND FLOOR APARTMENT
- OPEN PLAN LIVING ROOM AND KITCHEN
- DECKED BALCONY OFF THE LIVING AREA
- MAIN BATHROOM WITH SHOWER
- ALLOCATED PARKING SPACE ADJACENT TO THE PROPERTY
- EPC RATING OF B81

Allocated parking - 1 Parking Space

Allocated parking for one vehicle and this is directly adjacent to the flat itself.

Communal Garden - Communal garden which is nicely maintained by the managing agent.

Service Charge and Lease - 125 year lease starting on January 1st 2010 with annual service charges of just under £2600. The ground rent is £250 per annum.



Communal Entrance - Accessed via secure front door with stairs leading to the upper floors. 41 is on the ground floor, to the right.

Hall - Accessed via an Oak veneer door with spyhole, the hall has an initial foot wipe area with the remainder being re-carpeted. Matching Oak veneer doors give access to the open plan lounge kitchen, two bedrooms, bathroom WC and also to a handy storage cupboard. Radiator.

Lounge Kitchen - 16' 0" x 15' 4" (4.88m x 4.67m)
A spacious light and airy room which has a mix of carpeted flooring and tile effect vinyl within the kitchen area. A patio door leads to an enclosed decked verandah, plus there is an additional rear window. Radiator. The kitchen is very well appointed with matching two tone eye level and base units and these are complemented by modern worktops which have a one and a half bowl stainless steel sink unit with mixer tap over. Integrated 4 ring gas hob with electric oven under and cooker hood over. Free standing space for a fridge freezer and slot in space for washing machine as required. There is a concealed Baxi combi boiler which fires the gas central heating (serviced Nov 2023).



Bedroom One - 11' 1" x 10' 3" (3.38m x 3.12m)
A recarpeted double bedroom which has French doors onto the decked verandah. Radiator.

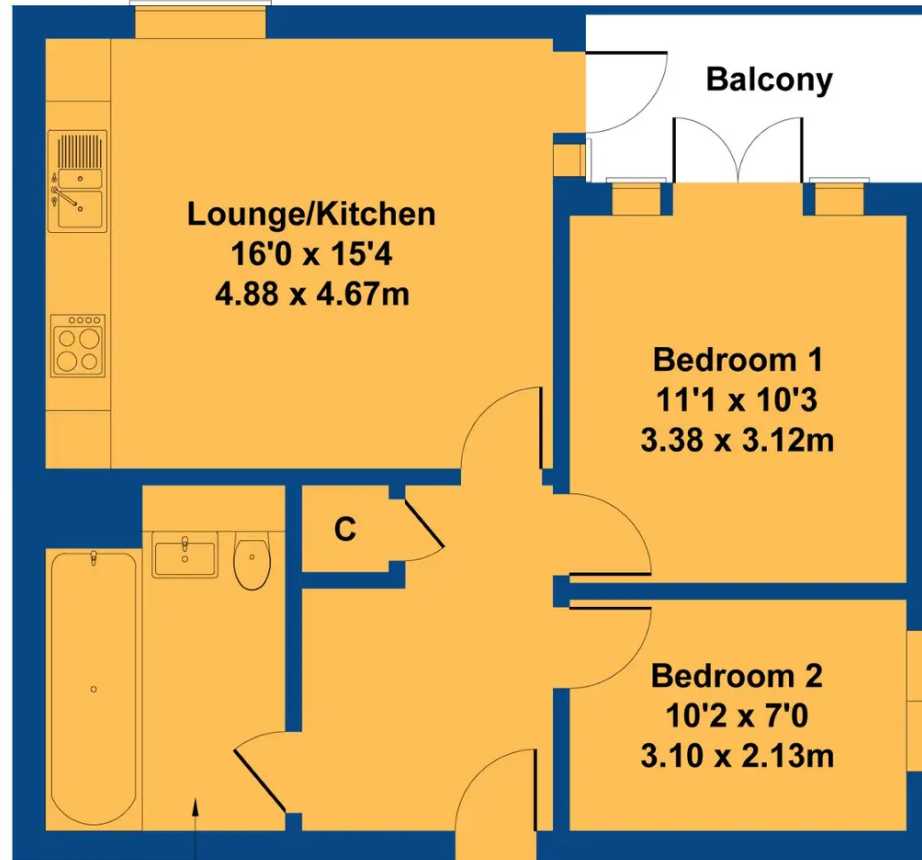


Bedroom Two - 10' 2" x 7' 0" (3.10m x 2.13m) - A carpeted good size second bedroom with side window and radiator.

Bathroom WC
7' 5" x 7' 3" (2.26m x 2.21m) - An immaculate bathroom in white and comprising a WC with concealed cistern and dual button flush, wall hung ceramic wash basin plus there is a bath with thermostatic shower over plus shower rail. Ceramic tiled splash backs. Cushion vinyl flooring and chrome heated towel rail. Extractor and shaver point.

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Approximate Gross Internal Area
560 sq ft - 52 sq m



Bathroom/WC
7'5 x 7'3
2.26 x 2.21m

GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024
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