



**The Anchorage River Walk, Penarth, CF64 1SX  
£189,950**

Spacious purpose built first floor apartment situated within easy reach of the Sports Village via the pedestrian bridge and within short walking distance of Cogan train station. Secure gated entry to the block and with allocated parking. Accommodation briefly comprises, Communal hallway with lifts and stairs to all floors. Inner hallway, Open plan lounge with fitted Kitchen and access to decked balcony offering superb views of the River and yacht moorings. Two double bedrooms and bathroom with shower. Offered for sale with no ongoing chain.

### Communal Entrance

Communal entrance with secure keypad entry. Stairs and lifts to all floors. The apartment is located on the first floor.

### Inner Hallway

Entered via a solid wood door with spyhole. Coved ceiling and lights. Wall mounted heater. Door entry phone. Doors to all rooms and to Storage cupboard housing boiler and with shelving and hanging rail.

### Open Plan Lounge/Kitchen

23'1" x 11'5" (7.06m x 3.48)

Kitchen area fitted with a range of wall and base units. Work surfaces incorporate a one and a half bowl stainless steel sink unit with mixer tap over. Work surface extends to form a breakfast bar. Built-in electric oven and grill. Four ring ceramic hob with stainless steel splashback and extractor hood over. Secluded lighting under units. Integrated appliances including, dishwasher, washer dryer, fridge and freezer. Vinyl flooring.

Lounge area with Upvc double glazed patio doors leading to a decked balcony. Glass panels with sides and with views of the river across to the barrage. Television and telephone points. Communal satellite facility (subject to conditions). Two wall mounted heaters.

### Bedroom One

12'11" x 8'11" (3.94 x 2.72)

Double bedroom with Upvc double glazed window to rear aspect with views of the river. Fitted wardrobes with shelving and hanging space. Ceiling light. Wall mounted heater. Television point.

### Bedroom Two

12'7" x 8'11" (3.84 x 2.72)

Second double bedroom with Upvc double glazed window to rear aspect with views of the river. Fitted wardrobes with shelving and hanging space. Ceiling light. Wall mounted heater. Television point.

### Bathroom

6'2" x 5'10" (1.88 x 1.78)

Fitted with a three piece suite comprising, shower cubicle, W.C. with recessed cistern. Vanity sink unit with wash hand basin and cupboards under. Mirror and spot light over. Tiling to splashbacks and bath/shower area. Chrome heated towel rail. Ceiling light and extractor. Vinyl flooring.

### Outside

Secure gated entry to The Anchorage. Communal garden area laid to lawn with patio areas. Allocated and visitor parking.

### Additional Information

We have been informed that the property is Leasehold. 999 years from build date.

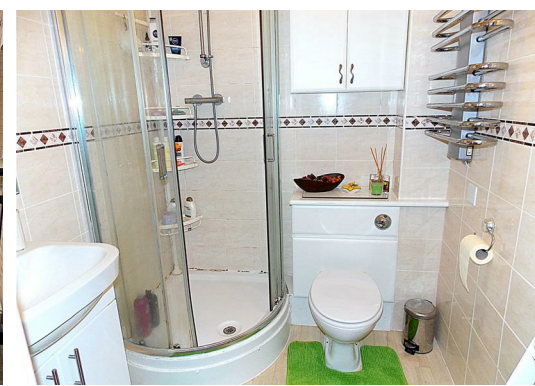
Maintenance company is Mainstay, charges approx. £1,200 p.a. (£100.00 per month)

Ground rent approx. £200.00 p.a.

Note some internal photos were taken prior to current tenancy. Furniture not included.

Proof Details







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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		79	85
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		80	80
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Please Note: These particulars are believed to be accurate but they are not guaranteed. They are intended only as a general guide and cannot be constructed as any form of Contract, Warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property herein named are made via ACJ Properties. Our floorplans and quoted room sizes are approximate and only intended for general guidance. Measurements have been rounded, up or down, to the nearest inch. You are particularly advised to verify all the dimensions carefully, especially when ordering carpets or any built-in furniture or fittings. We have not tested any apparatus, equipment, fitting or services and cannot verify that they are in working order. The buyer MUST obtain the necessary verification from their own solicitor/conveyancer and/or surveyor/valuer. When a property's tenure is stated (freehold, leasehold or commonhold), the client will have advised that to ACJ. However, ACJ will not have inspected a copy of the lease/deeds and prospective buyers are urged to check the current position and terms through their own conveyancer/solicitor. We strongly advise prospective buyers to commission their own survey/ service reports before finalising their offer to purchase. ACJ can recommend a conveyancer/solicitor/mortgage provider and may earn a fee for this referral.