



Flat 2, Belle Vue Court
Albert Road, Penarth, CF64 1BX



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£199,950 Leasehold

2 Bedrooms : 1 Bathrooms : 1 Reception Rooms

Watts & Morgan are delighted to market this spacious two-bedroom, ground floor apartment located in the heart of Penarth. Overlooking Belle Vue Park. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. The property briefly comprises: entrance hallway, a spectacular open plan kitchen/living/dining room, a spacious master bedroom with a fitted wardrobe, bedroom two, a family bathroom and a store room. Externally the property enjoys one allocated off-road parking space and a private garden. Being sold with no onward chain. EPC Rating: 'D'.

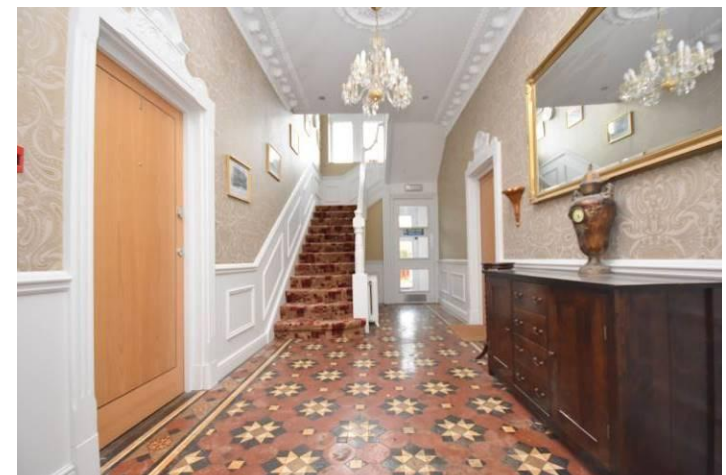
Directions

- Penarth Town Centre 0.2 miles
- Cardiff City Centre 3.6 miles
- M4 (J33) 9.8 miles

Your local office: Penarth

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Summary of Accommodation

ACCOMMODATION

Entered via a secured door into a welcoming communal entrance hall benefiting from original tiled flooring/panelling and a carpeted staircase leading to the first-floor landing. Flat 2 is located on the ground floor.

A solid hardwood door leads into an entrance porch which benefits from wooden flooring. A second hardwood door leads into a welcoming hallway which benefits from continuation of wooden flooring, recessed ceiling spotlights and a door audio/video intercom system. The store room benefits from continuation of wooden flooring and a wall mounted 'Glow Worm' combi boiler.

The spectacular open plan kitchen/living/dining room is the focal point of the apartment which benefits from continuation of wooden flooring, a central feature electric fireplace, recessed ceiling spotlights and two double glazed sash windows to the front elevation overlooking Belle Vue Park.

The kitchen has been fitted with a range of base and wall units with roll top laminate work surfaces. Integral appliances to remain include: a 'Baumatic' 4-ring gas cooker with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from a stainless-steel single bowl sink and a tiled splashback.

The master bedroom is a spacious double bedroom which enjoys carpeted flooring, recessed ceiling spotlights, fitted mirror wardrobes and uPVC French doors leading out onto a rear patio area.

Bedroom two enjoys carpeted flooring, recessed ceiling spotlights and a uPVC French doors providing access onto the rear garden.

The family bathroom has been fitted with a 3-piece white suite comprising: a panelled jacuzzi bath with a thermostatic shower over, a pedestal wash-hand basin and a WC set within a vanity unit. The bathroom further benefits from fully tiled walls/flooring and a double glazed wooden sash window to the side elevation.

GARDENS AND GROUNDS

Flat 2, Belle Vue Court is approached off the road and enjoys one allocated parking space to the rear. The property also benefits from a private patio area providing ample space for outdoor entertaining and dining.

SERVICES AND TENURE

All mains services connected.

Leasehold - 99 years from 1st January 2004 (approximately 83 years remaining).

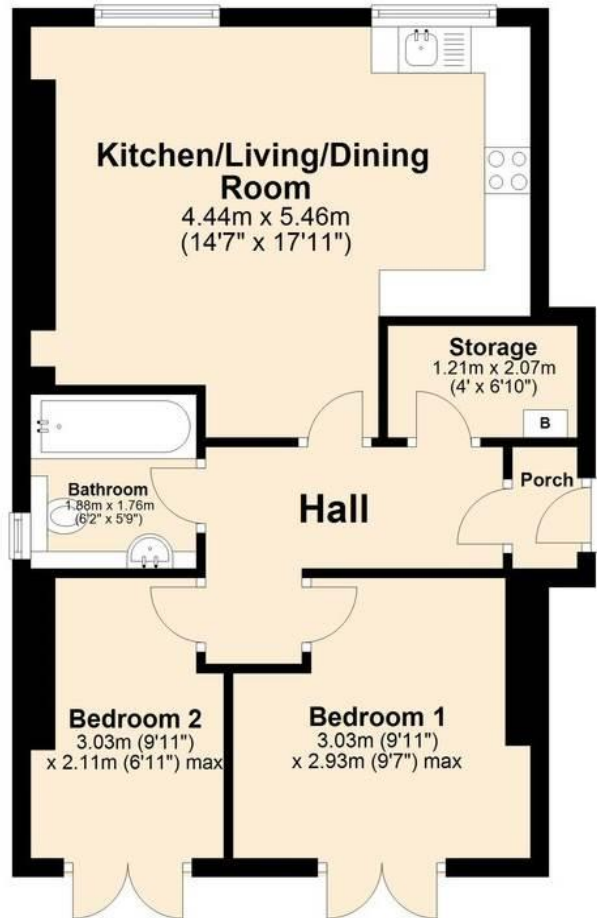
We have been reliably informed that the service charge is approximately £1200 per annum which includes building insurance and water rates.

We have been reliably informed that the ground rent is approximately £100 per annum.



Ground Floor

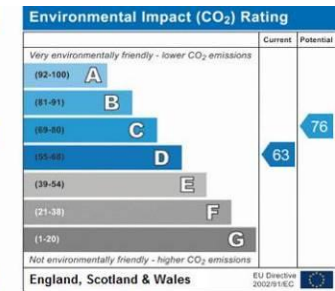
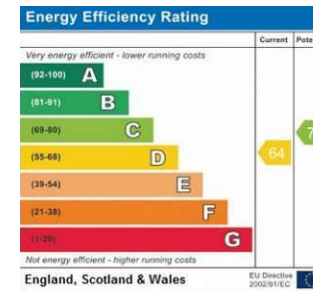
Approx. 42.9 sq. metres (462.1 sq. feet)



Total area: approx. 42.9 sq. metres (462.1 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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