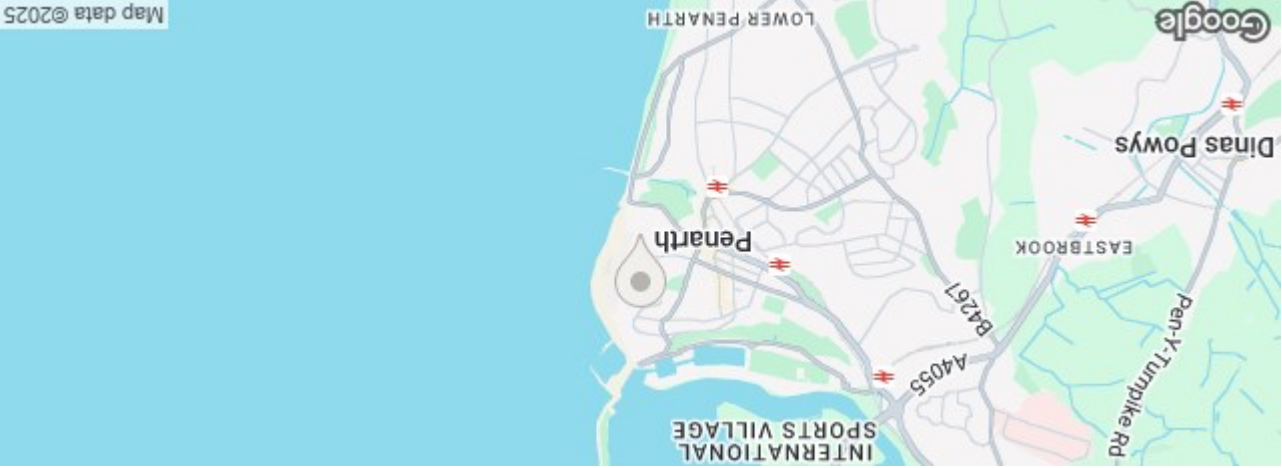




While every attempt has been made to ensure the accuracy of the information contained herein, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and guaranteed as to their operation or energy may be given.

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Energy Efficiency Rating		
Potential	Current	
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		
EU Directive 2002/91/EC		
England & Wales		



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5 St Andrews House,
Bradford Place, Penarth
CF64 1AH

Asking Price £219,950
Apartment
2 Bedrooms

Tenure - Share of

Freehold

Floor Area - 764.00 sq ft

Current EPC Rating - D65

Potential EPC Rating - C75



A rare opportunity to purchase this two double bedroom, top floor duplex apartment located in a quiet and popular development in the heart of Penarth. The property provides spacious accommodation over two floors and enjoys fabulous views across the channel from the balcony off the living room. The property benefits from a modern combination boiler, off road parking and delightful views. Furthermore, Penarth town centre is a short walk away along with the pier and seafront. The property is to be sold with no onward chain.

ENTRANCE

Communal entry with stairs to all floors. Apartment accessed via balcony and UPVC double glazed door.

ENTRANCE HALL

Stairs to first floor, central heating radiator, storage cupboard, doors to all rooms.

LOUNGE/DINER

3.77 x 5.56 (12'4" x 18'3")

uPVC double glazed door and window to front with sea views, balcony with wrought iron surround, television and telephone points, electric power points, central heating radiator, uPVC double glazed window to side. Single glazed window to kitchen.

KITCHEN

3.89 x 2.01 (12'9" x 6'7")

Fitted with a range of wall and base units and contrasting worksurfaces over. Tiled walls, single drainer sink unit with mixer tap, electric power points, electric oven, electric hob with extractor canopy over, space for fridge/freezer, washer/drier, microwave, grey laminate flooring, uPVC double glazed window to rear,

FIRST FLOOR

Carpet landing, cupboard with double doors with combination boiler, doors to all rooms.

BEDROOM 1

3.78 x 3.76 (12'5" x 12'4")

A lovely master bedroom with UPVC double glazed window with sea view, central heating radiator, carpet, electric power points.

BEDROOM 2

3.73 x 2.79 (12'3" x 9'2")

A good size second room with UPVC double glazed window to rear, storage cupboard over the stairs, further fitted cupboard, radiator, carpet, and electric power points.

BATHROOM

1.50 x 2.03 (4'11" x 6'8")

Fitted with a suite in white comprising: panel bath with mixer tap, shower over and glazed shower screen, vanity wash hand basin, concealed cistern WC, ceramic tiled walls, ceramic tiled floor, uPVC obscure double glazed window, wall mounted towel heater.

TENURE

Leasehold. Terms of Lease "999 years from 1st Jan 2004 remaining 981 years

Service Charge £1600 pa includes building insurance. No ground rent - Share of Freehold

COUNCIL TAX

Band D

