



16 Albany Court, Beach Road
Penarth, CF64 1JU

Watts
& Morgan

16 Albany Court Beach Road

Penarth CF64 1JU

£310,000

Leasehold - Share of Freehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

A well presented, spacious two bedroom first floor apartment with a private South-Westerly balcony overlooking Alexandra Park. Conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; porch, open plan living/dining room with access to a balcony, kitchen, two spacious double bedrooms and a shower room. Externally the property benefits from use of communal gardens and a single garage with off-road parking. EPC rating 'D'.

Directions

Penarth Town Centre – 0.1 miles

Cardiff City Centre – 4.0 miles

M4 Motorway – 9.9 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





Summary of Accommodation

Accommodation

A secure communal entrance with stairs to each floor.

Apartment 16 is located on the first floor.

Entered via a partially glazed solid wood door into a porch benefiting from carpeted flooring and a recessed storage cupboard. A second partially glazed wooden door leads into the open plan living/dining room which enjoys carpeted flooring, a central feature electric fireplace, a wall mounted intercom system and a uPVC double glazed window with a double glazed door providing access onto a private balcony enjoying elevated views over Alexandra Park.

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include; an electric double oven, a 4-ring electric hob and a dishwasher. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from wood effect vinyl flooring, tiled walls, a bowl and a half composite sink with a mixer tap over, a wall mounted towel radiator, a wall mounted 'Worcester' combi boiler and a uPVC double glazed window to the rear elevation.

Bedroom one is a spacious double bedroom benefiting from carpeted flooring, a range of fitted wardrobes, a recessed storage cupboard and a large uPVC double glazed window to the front elevation enjoying further views over the park.

Bedroom two is another spacious double bedroom and enjoys carpeted flooring, a recessed storage cupboard and a uPVC double glazed window to the rear elevation.

The shower room has been fitted with a 3-piece white suite comprising; a large walk-in shower with a thermostatic rainfall shower over and a hand-held shower attachment, a wash-hand basin and a WC set within a vanity unit. The shower room further benefits from tiled flooring, partially tiled walls, a wall mounted towel radiator and an obscure uPVC double glazed window to the rear elevation.

Gardens & Grounds

16 Albany Court benefits from a private balcony, use of communal gardens and a single garage with off road parking located to the rear of the property.

Additional Information

All mains services connected.

Leasehold with a share of the Freehold – 999 years from 2006 (approx. 980 years remaining).

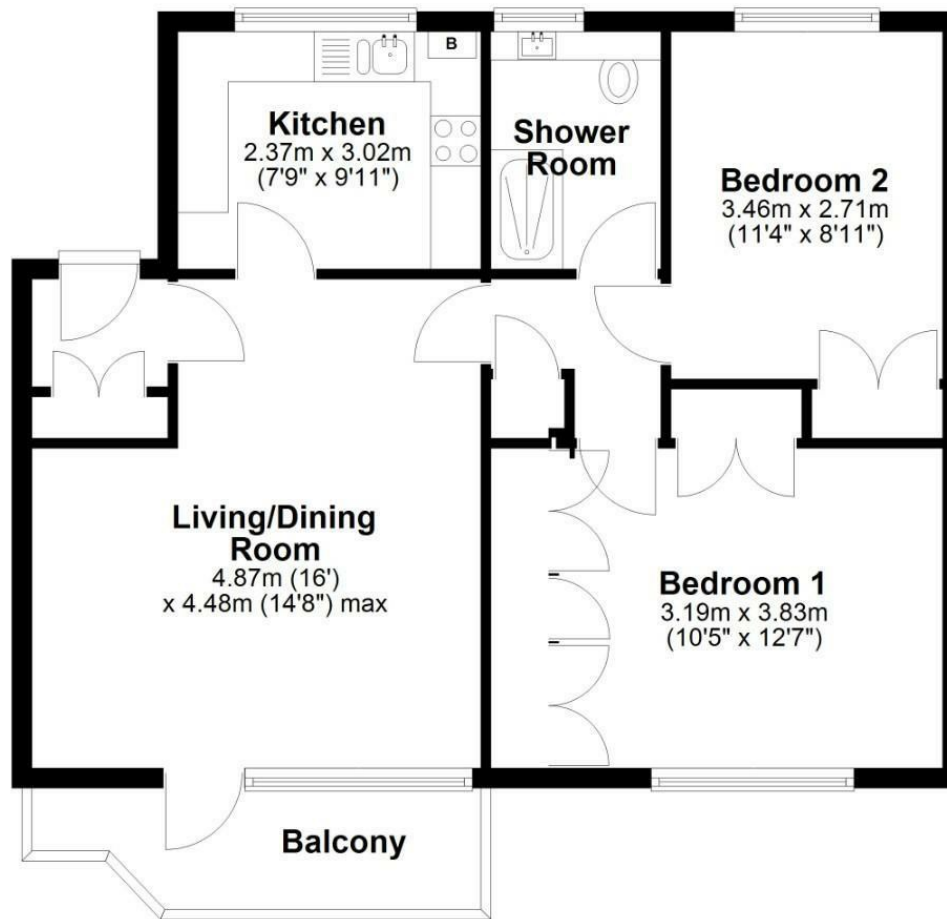
We have been reliably informed that the service charge is £1200pa.

Council tax band 'D'.



First Floor

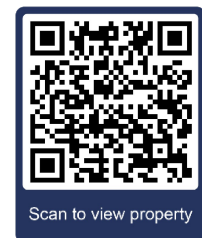
Approx. 63.1 sq. metres (678.8 sq. feet)



Total area: approx. 63.1 sq. metres (678.8 sq. feet)

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.

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		
	63	79
England & Wales		EU Directive 2002/91/EC



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on

**Watts
& Morgan**