



15, John Batchelor Way
Penarth, CF64 1SD

Watts
& Morgan

15 John Batchelor Way

Penarth CF64 1SD

£249,950 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A beautifully presented, spacious, two bedroom top floor apartment set in the heart of Penarth Marina enjoying elevated waters views over Cardiff Bay, the barrage and the Marina. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, spacious living/dining room, kitchen, spacious primary bedroom with en-suite, second double bedroom and a family bathroom. Externally the property benefits from communal gardens and two allocated parking spaces with additional visitor parking available. EPC Rating; 'C'.



Directions

Penarth Town Centre – 1.0 miles

Cardiff City Centre – 3.4 miles

M4 Motorway – 9.4 miles

Your local office: Penarth

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Summary of Accommodation

A secure communal entrance with stairs to each floor. Flat 15 is located on the third floor (top floor).

Entered via a solid wooden door into a welcoming hallway enjoying laminate wood effect flooring, a wall-mounted intercom system and two large recessed storage cupboards. The property also benefits from a loft hatch providing access into a loft space. The spacious living/dining room benefits from carpeted flooring and two uPVC double glazed windows to the side elevation providing elevated views over Cardiff Bay and the barrage. 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 'Bosch' 4-ring gas hob, a 'Bosch' electric oven with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from vinyl effect tile flooring, partially tiled splash-back, a bowl and a half stainless steel sink with mixer tap, a cupboard housing the wall-mounted 'Worcester' combi boiler and a uPVC double glazed window to the side elevation.

The primary bedroom is a spacious double bedroom which enjoys carpeted flooring and a uPVC double glazed window to the rear elevation enjoying water views over Penarth Marina. The en-suite has been fitted with a 3-piece white suite comprising: a large shower cubicle with a thermostatic shower over, a wash hand basin set within a vanity unit and a WC. The en-suite further benefits from continuation of vinyl tile effect flooring, fully tiled walls, a wall-mounted chrome towel radiator and a central ceiling light point.

Bedroom two is another generously sized double bedroom enjoying carpeted flooring and a uPVC double glazed window to the side elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic shower over, a wash hand basin set within vanity unit and a WC. The bathroom further benefits from vinyl tile effect flooring, fully tiled walls, a wall-mounted mirror and a wall-mounted chrome towel radiator, central ceiling light point and extractor fan.

15 John Batchelor Way benefits from communal gardens and two allocated parking spaces with additional visitor parking available.

Leasehold. 125 years from 1997. Approximately 97 years remaining.

All mains services connected.

Council Tax - Band E.

EPC Rating; 'C'.

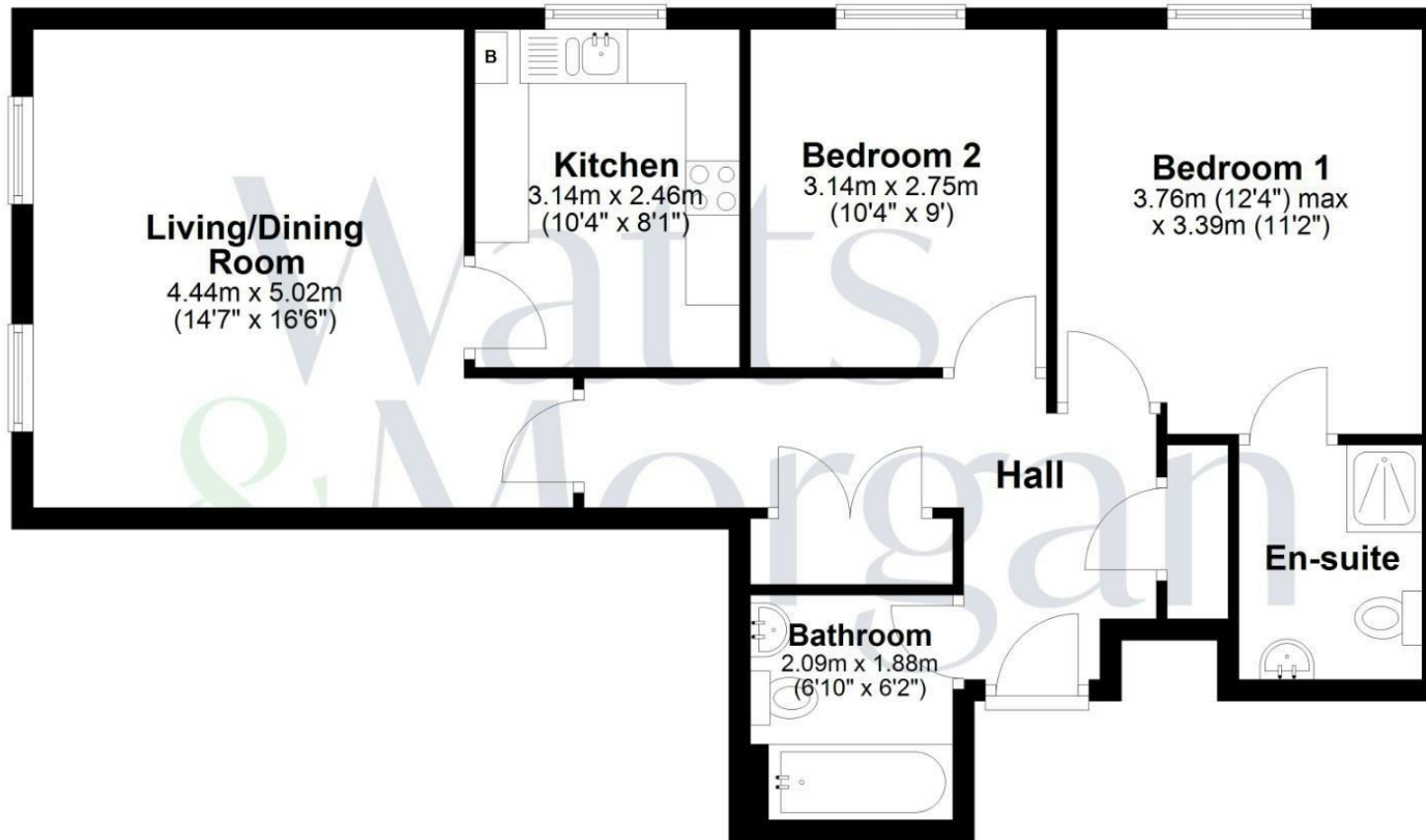
We have been reliably informed that the Service Charge is approximately £1,500 per annum.

We have been reliably informed that the Ground Rent is approximately £130 per annum.



Third Floor

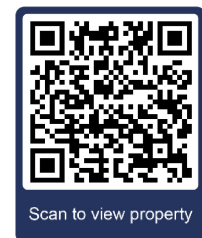
Approx. 69.0 sq. metres (742.9 sq. feet)



Total area: approx. 69.0 sq. metres (742.9 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	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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