



Salus, 2 Alcedonia, Albert Road  
Penarth, CF64 1BY

Watts  
& Morgan



# Salus, 2 Alcedonia, Albert Road

Penarth CF64 1BY

## £219,950 Leasehold - Share of Freehold

1 Bedroom | 1 Bathroom | 1 Reception Room

A rare opportunity to purchase an immaculately presented, one bedroom ground floor apartment located within the landmark Alcedonia development which won the Penarth Society Civic Award in 2013. The property is situated in the heart of Penarth Town Centre and conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; spectacular open plan kitchen/living/dining room, double bedroom, study, mezzanine level and a bathroom. EPC rating 'TBC'.

### Directions

Penarth Town Centre – 0.1 miles

Cardiff City Centre – 3.7 miles

M4 Motorway – 9.7 miles

Your local office: Penarth

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## Summary of Accommodation

### Accommodation

A secure communal entrance accessed via a solid wooden door into a hallway with tiled flooring and a carpeted staircase leading to all floors. Salus is located on the ground floor.

Entered via a solid wooden door into the open plan kitchen/dining/living room which is the focal point of the apartment enjoying tiled flooring with underfloor heating, recessed ceiling spotlights, a wall mounted intercom system, a wooden ladder providing access to the mezzanine level, a uPVC double glazed window and a large feature double glazed window with original stained glass.

The kitchen showcases a range of base and tower units with wood effect laminate work surfaces. Integral 'Neff' appliances to remain include; a fridge/freezer, an electric oven, a 4-ring electric hob with an extractor fan over, a dishwasher and a washer/dryer. The kitchen further benefits from continuation of tiled flooring with underfloor heating, partially tiled splashback and a stainless steel bowl and a half sink with a mixer tap over.

Bedroom one is a double bedroom and enjoys carpeted flooring and a feature double glazed window with original stained glass.

The study, currently used as a dressing room, enjoys carpeted flooring and a loft hatch providing access to storage.

The mezzanine is a versatile space and benefits from carpeted flooring, recessed ceiling spotlights and a glass balustrade.

The 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 a vanity unit and a WC. The bathroom further benefits from tiled flooring with underfloor heating, partially tiled walls, a wall mounted chrome towel radiator, an extractor fan and recessed ceiling spotlights.



### Gardens & Grounds

Externally the property benefits from beautifully maintained communal gardens and grounds.

### Additional Information

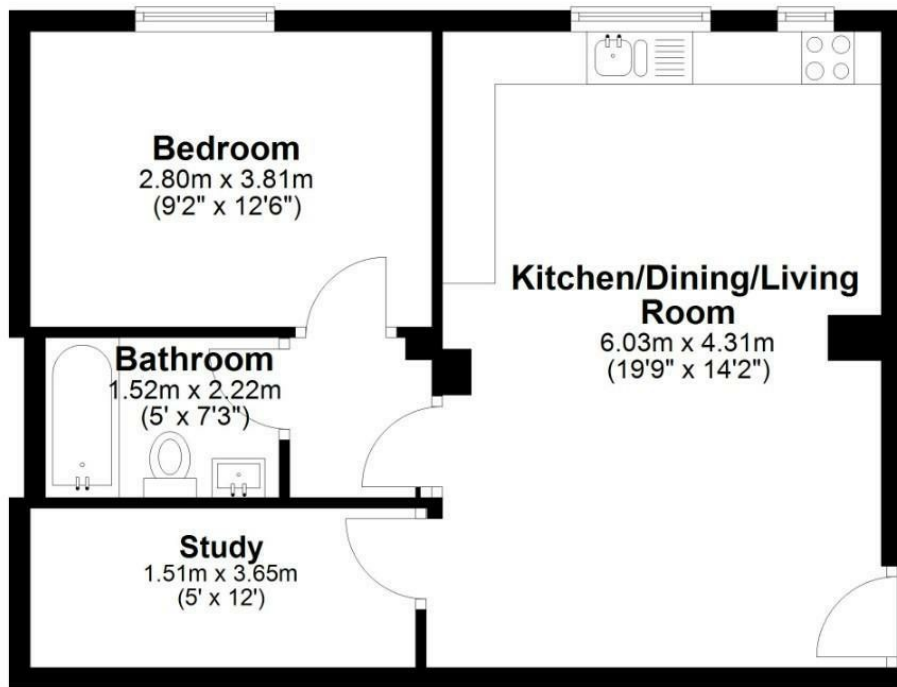
Leasehold with a Share of the Freehold - 999 years from 2013 (approx. 987 years remaining).

We have been reliably informed that the service charge is £918pa to include buildings insurance.

Council tax band 'D'.

## Ground Floor

Approx. 48.4 sq. metres (521.0 sq. feet)



## Mezzanine

Approx. 10.7 sq. metres (114.6 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 59.1 sq. metres (635.6 sq. feet)

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