



322, Woodlands
Penarth, CF64 5QF

Watts
& Morgan

322 Woodlands, Hayes Point

Sully, Penarth CF64 5QF

£119,950 Leasehold

1 Bedroom | 1 Bathroom | 1 Reception Room

Watts & Morgan are delighted to market this spacious one bedroom third floor apartment located in an exclusive development. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 motorway. The apartment enjoys elevated sea views and benefits from a 24 hour concierge service, a swimming pool, sauna, gym and tennis courts. Accommodation briefly comprises; entrance hall, open-plan kitchen/living/dining room, a spacious double bedroom with a door leading to a balcony and a bathroom. Externally the property benefits from one allocated parking space with additional visitor parking available and beautifully maintained communal gardens set within approx. 45 acres. Being sold with no onward chain. EPC Rating: 'C'.

Directions

Penarth Town Centre – 4.8 miles

Cardiff City Centre – 7.4 miles

M4 Motorway – 9.3 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





Summary of Accommodation

Accommodation

A secure communal entrance is accessed via a fob and enjoys stairs and lifts to all floors. Apartment 322 is located on the third floor.

Entered via a solid wooden door which benefits from oak flooring, recessed ceiling spotlights, an audio/video intercom entry system and a recessed store cupboard housing the 'Santon' hot water cylinder.

The open-plan kitchen/living/dining room is the focal point of the apartment and enjoys continuation of oak flooring, recessed ceiling spotlights, uPVC double glazed sliding doors and a uPVC double glazed door leading to the balcony.

The kitchen has been fitted with a range of wall and base units with granite work surfaces. Integral appliances to remain; a 'Hotpoint' electric oven, a 'Smeg' 4-ring electric hob with a 'Smeg' extractor fan over, a fridge, a freezer, a 'Smeg' dishwasher, a 'Hotpoint' washer/dryer and a 'Smeg' microwave.

The bedroom is a spacious double bedroom which enjoys carpeted flooring, recessed ceiling spotlights, a range of fitted wardrobes and a uPVC double glazed door leading to the balcony providing partial sea views.

The bathroom has been fitted with a 3-piece white suite comprising: a panelled bath with a thermostatic shower over, a floating wash hand basin and a WC. The bathroom further benefits from tiled walls/flooring, recessed ceiling spotlights and a wall-mounted chrome towel radiator.



Gardens & Grounds

Apartment 322 Woodlands benefits from beautifully landscaped and spacious communal gardens, a 24 hour concierge service, on site leisure facilities including a swimming pool, a sauna, a gym and tennis courts. The property further benefits from one allocated parking space with additional visitor parking available.

Additional Information

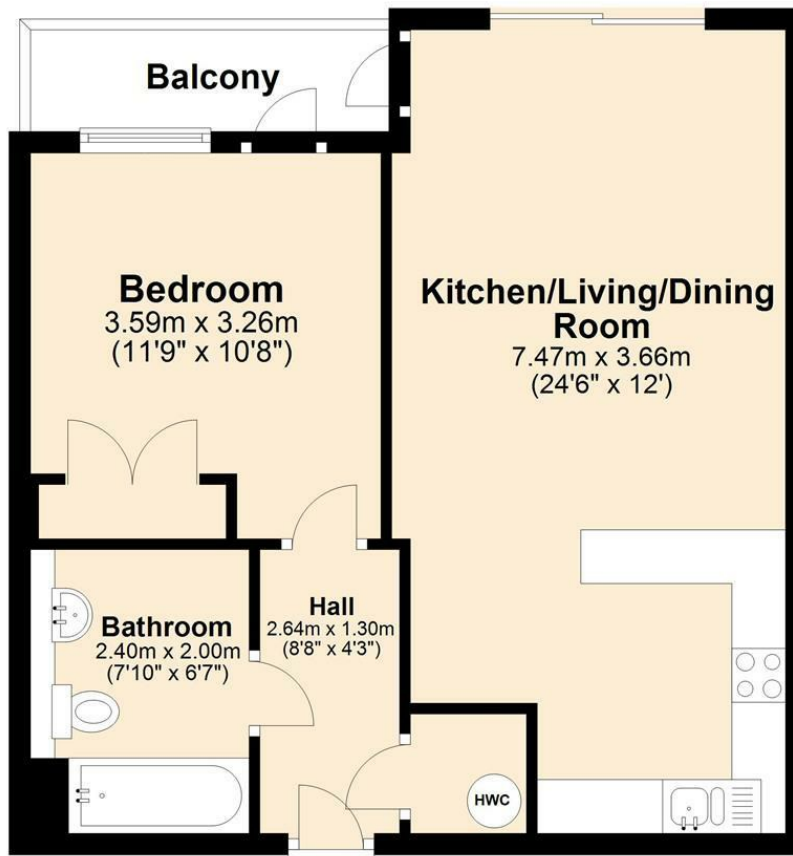
Leasehold - 999 years from 2005 (approx. 979 left).

We have been reliably informed the service charge is £3300pa to include buildings insurance and water rates.

We have been reliably informed that the ground rent is £150pa.

Third Floor

Approx. 47.9 sq. metres (515.1 sq. feet)

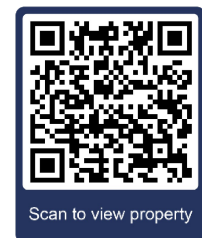


Total area: approx. 47.9 sq. metres (515.1 sq. feet)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		71
(1-20) G		
Not energy efficient - higher running costs		
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
f i t

**Watts
& Morgan**