



8 Parkview Court, Andrew Road  
£160,000 with lease extension - No onward chain.

Watts  
& Morgan

# 8 Parkview Court, Andrew Road

Penarth CF64 2NS

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## Leasehold

**£160,000 with lease extension**

2 Bedrooms | 1 Bathroom | 1 Reception Room

A spacious, two bedroom ground floor apartment conveniently located to local transport links, Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, open plan living/dining room, kitchen, two double bedrooms and a bathroom. Externally the property benefits from one allocated parking space with additional visitor parking available. Being sold with no onward chain.

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### Directions

Penarth Town Centre – 0.7 miles

Cardiff City Centre – 2.9 miles

M4 Motorway – 9.0 miles

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Your local office: Penarth

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## Summary of Accommodation

### Accommodation

A secure communal entrance benefits from a staircase leading to each floor. Flat 8 is located on the ground floor.

Entered via a partially glazed wooden door into a hallway benefiting from carpeted flooring, a wall mounted intercom system and a recessed storage cupboard.

The open plan living/dining room enjoys laminate wood flooring, a uPVC double glazed window to the side elevation and a uPVC double glazed box bay window to the front elevation.

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include; a 'Beko' electric oven and a 'New World' 4-ring gas hob with extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from wood effect vinyl flooring, partially tiled splashback, a stainless steel sink with a mixer tap over, a wall mounted 'Baxi' combi boiler and a uPVC double glazed window to the front elevation.

Bedroom one is a spacious double bedroom enjoying laminate wood flooring and a uPVC double glazed window to the rear elevation.

Bedroom two is another double bedroom benefiting from carpeted flooring and a uPVC double glazed window to the rear elevation.

The bathroom has been fitted with a 3-piece suite comprising; a panelled bath with a thermostatic shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from laminate wood flooring, partially tiled walls and an extractor fan.



### Additional Information

8 Parkview Court enjoys one allocated parking space with additional visitor parking available.

### Additional Information

All mains services connected.

Leasehold - 99 years from 1990.

Currently 63 years remaining, however, the property is being sold with a 90-year lease extension included in the price, resulting in a 153-year lease upon completion

We have been reliably informed that the service charge is approx. £1462pa to include buildings insurance.

We have been reliably informed that the ground rent is £50pa. Council tax band 'C'.

EPC rating 'C'.

## Ground Floor

Approx. 49.7 sq. metres (534.6 sq. feet)



Total area: approx. 49.7 sq. metres (534.6 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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