



6, Alexandra Court
Penarth, CF64 3LA

Watts
& Morgan

6 Alexandra Court

The Esplanade, Penarth CF64 3LA

£259,950 Leasehold - Share of Freehold

2 Bedrooms | 2 Bathrooms | 1 Reception Room

A two bedroom ground floor (from the rear) flat located in the ever popular Alexandra Court on Penarth Esplanade, enjoying elevated water views. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, open-plan living/dining room, kitchen, spacious double bedroom with en-suite, second single bedroom and a bathroom. Externally the property benefits from one allocated parking space and access to a communal gym. Being sold with no onward chain. EPC rating; 'TBC'.

Directions

Penarth Town Centre – 0.0 miles

Cardiff City Centre – 0.0 miles

M4 Motorway – 0.0 miles

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Summary of Accommodation

Accommodation

A secure communal entrance is accessed via a fob with stairs and a lift to all floors. Flat 6 is located on the ground floor from the rear (first floor from the front).

Entered via a solid wooden door into a hallway enjoying carpeted flooring, two recessed storage cupboards; one of which housing the hot water cylinder and a wall-mounted door intercom system.

The living/dining room benefits from carpeted flooring, two ceiling light points and a set of uPVC double glazed sliding doors providing access to a balcony and enjoying elevated views over Penarth Pier, the Bristol Channel and beyond.

The kitchen has been fitted with a range of wall and base units with laminate work surfaces. Integral 'Neff' appliances to remain include; an electric oven, a 4-ring electric hob with an extractor fan over and a dishwasher. The kitchen further benefits from vinyl flooring, tiled walls, a bowl and a half stainless steel sink with a mixer tap over and a uPVC double glazed window to the front elevation enjoying elevated views. Bedroom one is a spacious double bedroom benefitting from carpeted flooring and a uPVC double glazed window to the front elevation enjoying further views. The en-suite has been fitted with a 3-piece suite comprising; a shower cubicle with an electric shower over, a floating wash hand basin and a WC. The en-suite further benefits from tiled walls and an extractor fan. Bedroom two is a single bedroom benefitting from carpeted flooring and a uPVC double glazed window to the front elevation.

The bathroom has been fitted with a 3-piece white suite comprising; a tile panelled bath with a handheld shower attachment, a pedestal wash hand basin and a WC. The bathroom further benefits from vinyl flooring, tiled walls and an extractor fan.

Additional Information

Electric and water mains services connected.

Leasehold with a share of Freehold - 999 years from 1989 (963 years remaining).

We have been reliably informed that the service charge is £2,400pa.

Council tax band 'E'.

Ground Floor

Approx. 51.8 sq. metres (557.8 sq. feet)



Total area: approx. 51.8 sq. metres (557.8 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 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		
	82	84
England & Wales		EU Directive 2002/91/EC

