



Flat 3 Portman House, 12 Royal Buildings  
Penarth, CF64 3ED

Watts  
& Morgan

# Flat 3 Portman House 12 Royal Buildings

Penarth CF64 3ED

**£210,000 Leasehold - Share of Freehold**

2 Bedrooms | 1 Bathroom | 1 Reception Room

A well presented two bedroom top floor apartment retaining many original features. Located in a beautiful Victorian building in the heart of Penarth Town Centre. Conveniently located to local transport links, local amenities, Cardiff City Centre and the M4 Motorway. In catchment for Victoria and Stanwell Schools. Accommodation briefly comprises: entrance hall, open-plan living/dining/kitchen, two double bedrooms and a bathroom. Share of Freehold. Being sold with no onward chain. EPC Rating: 'C'.



## Directions

Penarth Town Centre – 0.0 miles

Cardiff City Centre – 4.0 miles

M4 Motorway – 10.0 miles



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## Summary of Accommodation

A secure communal entrance is accessed via a solid wooden door with a stained-glass panel opening into a porch benefitting from original quarry tile flooring, picture rails and decorative mouldings. A second stained glass wooden door leads into a hallway benefitting from carpeted flooring, an original stained glass wooden sash window to the side elevation and a carpeted staircase leading to all floors. Flat 3 is located on the top floor.

Entered via a wooden door into a welcoming hallway benefitting from carpeted flooring, a wall mounted intercom system and a loft hatch providing access to the loft space. The open-plan living/dining/kitchen is the focal point of the home and enjoys carpeted flooring, recessed ceiling spotlights, a hatch providing access to eaves storage, a double-glazed roof light and a feature vaulted ceiling with a single-glazed wooden sash with secondary glazing to the front elevation.

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral 'Hotpoint' appliances to remain include; an electric oven, a 4-ring gas hob with an extractor fan over and a fridge/freezer. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tile effect vinyl flooring, a partially tiled splash-back, recessed ceiling spotlights, a stainless steel sink with a mixer tap over and an extractor fan. Bedroom one is a spacious double bedroom which enjoys carpeted flooring, a range of fitted wardrobes with sliding doors, recessed ceiling spotlights and a feature vaulted ceiling with 3 single-glazed wooden sash windows and second glazing to the front elevation.

Bedroom two (currently used as a sitting room) benefits from carpeted flooring, a hatch providing access to eaves storage and a single-glazed wooden sash window with secondary glazing to the side elevation.

The bathroom has been fitted with a 3-piece white comprising: a panelled bath with a thermostatic shower over, a pedestal wash hand basin and a WC. The bathroom further benefits from vinyl flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan, a double-glazed rooflight and two hatches provide access to storage; one of which housing the wall-mounted 'Ideal' combi boiler.

## ADDITIONAL INFORMATION

All mains services connected.

Share of Freehold. 125 years from 2006 (106 years remaining). We have been reliably informed that the Service Charge is £60 per calendar month.

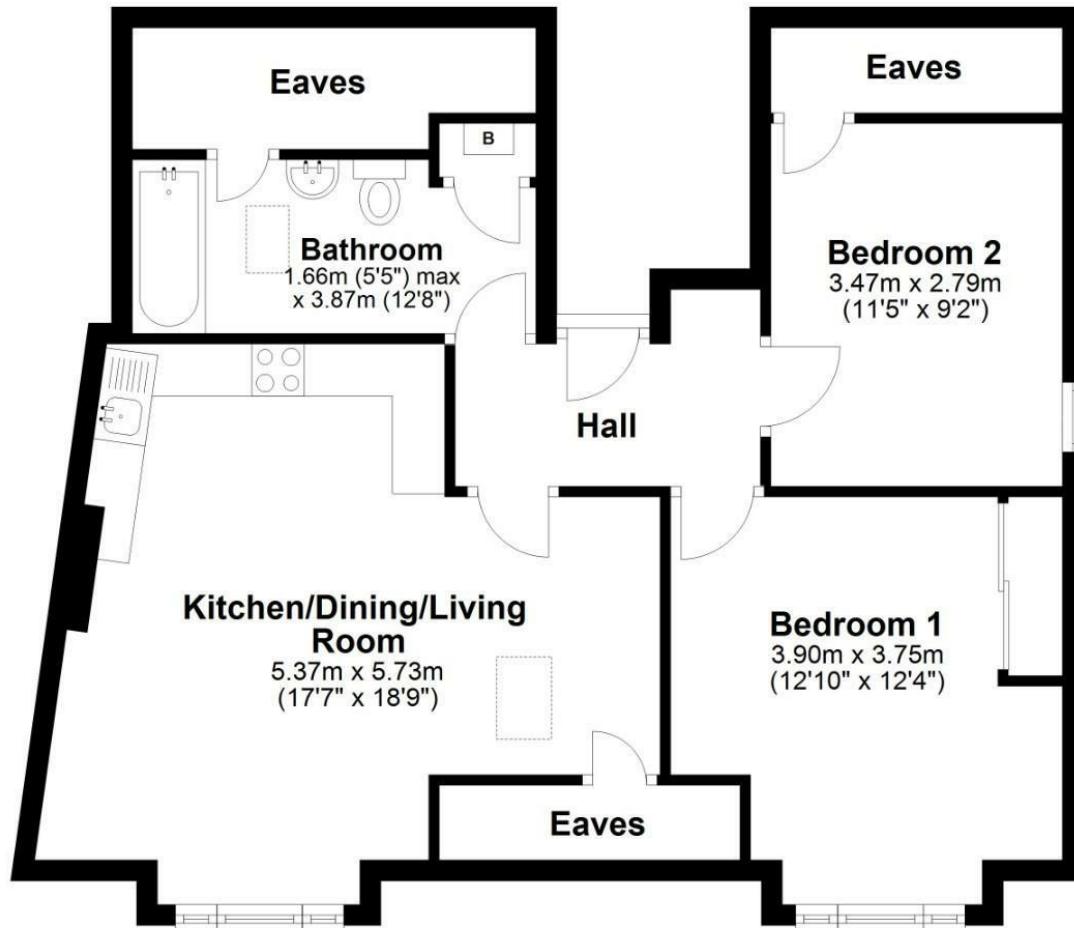
Council Tax is Band D.

N.B The property is in a conservation area.



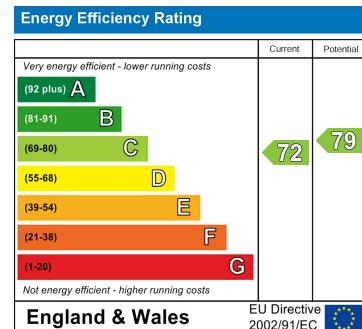
## Top Floor

Approx. 69.2 sq. metres (745.1 sq. feet)



Total area: approx. 69.2 sq. metres (745.1 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.



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