



Flat 5, Walton House
Penarth, CF64 3HY

Watts
& Morgan

Flat 5 Walton House

37 Victoria Road, Penarth CF64 3HY

£375,000

Leasehold - Share of Freehold

2 Bedrooms | 2 Bathrooms | 1 Reception Room

A well presented, spacious two bedroom first floor apartment situated on one of Penarth's most desired streets. Conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. In catchment for Evenlode and Stanwell Schools. Accommodation briefly comprises; entrance hall, open plan living/dining room, kitchen, primary bedroom with en-suite, second double bedroom and shower room. Externally the property benefits from use of communal gardens and one allocated parking space. Being sold with no onward chain. EPC rating 'D'.

Directions

Penarth Town Centre – 0.5 miles

Cardiff City Centre – 4.2 miles

M4 Motorway – 10.2 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 solid wooden door into a porch enjoying carpeted flooring and decorative mouldings. A second glazed wooden door with glazed side panels leads into a welcoming communal hallway benefiting from carpeted flooring, decorative mouldings and a carpeted staircase leading to all floors. Flat 5 is situated on the first floor.

Entered via a solid wooden door into a hallway enjoying carpeted flooring, a loft hatch providing access to loft storage, a recessed storage cupboard and a double glazed composite sash window to the side elevation.

The spacious open plan living/dining room benefits from carpeted flooring, a feature electric fireplace with a wooden surround and a marble hearth, decorative mouldings, two double glazed composite sash windows to the front elevation and a composite double glazed sash window to the rear 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 'Neff' electric oven, a 4-ring gas hob with 'Neff' extractor fan over, a 'Neff' fridge/freezer and a 'Hotpoint' dishwasher. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from wood effect vinyl flooring, partially tiled splashback, a cupboard housing the wall mounted 'Glow Worm' combi boiler, an extractor fan and a composite double glazed window to the side elevation.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring and a composite double glazed window to the rear elevation. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic shower over, a wash-hand basin set within a vanity unit and a WC. The en-suite further benefits from tiled flooring, tiled walls, recessed ceiling spotlights, a wall mounted chrome towel radiator and an extractor fan.

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

The shower room has been fitted with a 3-piece white suite comprising; a large walk-in shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment, a wash-hand basin set within a vanity unit and a WC. The shower room further benefits from wood effect tiled flooring, tiled walls, recessed ceiling spotlights, an extractor fan, a wall mounted chrome towel radiator and a double glazed roof light.

Gardens & Grounds

Walton House is approached off the road onto a shared tarmac driveway with one allocated parking space.

The front garden is predominantly laid to lawn with a variety of mature shrubs, borders and trees.

The communal rear garden is predominantly laid to lawn with a variety of mature shrubs, borders and trees.

Additional Information

Leasehold with a share of the freehold – 125 years from 2004 (approximately 104 years remaining).

We have been reliably informed that the service charge is £960pa.

Council tax band 'D'.

Ground Floor
Approx. 83.3 sq. metres (896.7 sq. feet)



Total area: approx. 83.3 sq. metres (896.7 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) A		
(81-91) B	77	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Scan to view property

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**