



Flat 9 Albert Court, 11 Albert Crescent  
Penarth, CF64 1DA

Watts  
& Morgan

## Flat 9 Albert Crescent

### 11 Albert Crescent

Penarth CF64 1DA

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## £259,950 Leasehold - Share of Freehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

A well presented, spacious two bedroom second floor apartment enjoying elevated views over Belle Vue Park. Conveniently located to local amenities, transport links, Penarth Town Centre, Cardiff City Centre and the M4 motorway. Accommodation briefly comprises; porch, entrance hallway, spacious living/dining room, kitchen, two double bedrooms and a bathroom. Externally the property benefits from use of a communal garden with one allocated parking space with additional visitor parking available. Being sold with no onward chain. EPC rating 'C'.

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### Directions

Penarth Town Centre – 0.2 miles

Cardiff City Centre – 3.8 miles

M4 Motorway – 9.8 miles

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Your local office: Penarth

T: 02920 712266 (1)

E: [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)





## Summary of Accommodation

### Accommodation

A secure communal entrance with stairs to each floor. Flat 9 is located on the second floor.

Entered via a solid wooden door into a porch benefitting from wood effect laminate flooring, a cupboard housing the wall-mounted 'Baxi' combi boiler and a uPVC double-glazed window to the side elevation. A second solid wooden door leads into a welcoming hallway benefitting from continuation of wood effect laminate flooring, a loft hatch providing access to loft storage and a recessed storage cupboard.

The bay-fronted living/dining room benefits from carpeted flooring and uPVC double-glazed windows to the front elevation enjoying elevated views over Belle Vue Park.

The kitchen has been fitted with a range of wall and base units with wood effect laminate work surfaces. Integral 'Bosch' appliances to remain include; a fridge/freezer, an electric oven, a 4-ring electric hob with an extractor fan over and an 'AEG' washing machine. The kitchen further benefits from wood effect laminate flooring, matching wood effect upstands, a feature glass splash-back and a uPVC double-glazed window to the side elevation.

Bedroom one is a spacious double bedroom benefitting from carpeted flooring, a range of fitted wardrobes and a uPVC double-glazed window to the rear elevation.

Bedroom two is another double bedroom and enjoys wood effect laminate flooring, a recessed storage cupboard and a uPVC double-glazed window to the rear elevation.

The bathroom has been fitted with a 3-piece white suite comprising; a panelled 'P' shape bath with an electric shower over, a wash hand basin set within a vanity unit and a WC. The bathroom further benefits from tiled flooring, partially tiled walls and an obscure uPVC double-glazed window to the side elevation.

### Gardens & Grounds

Flat 9 Albert Court benefits from use of a communal garden and one allocated parking space with additional visitor parking available.

### Additional Information

All mains services connected.

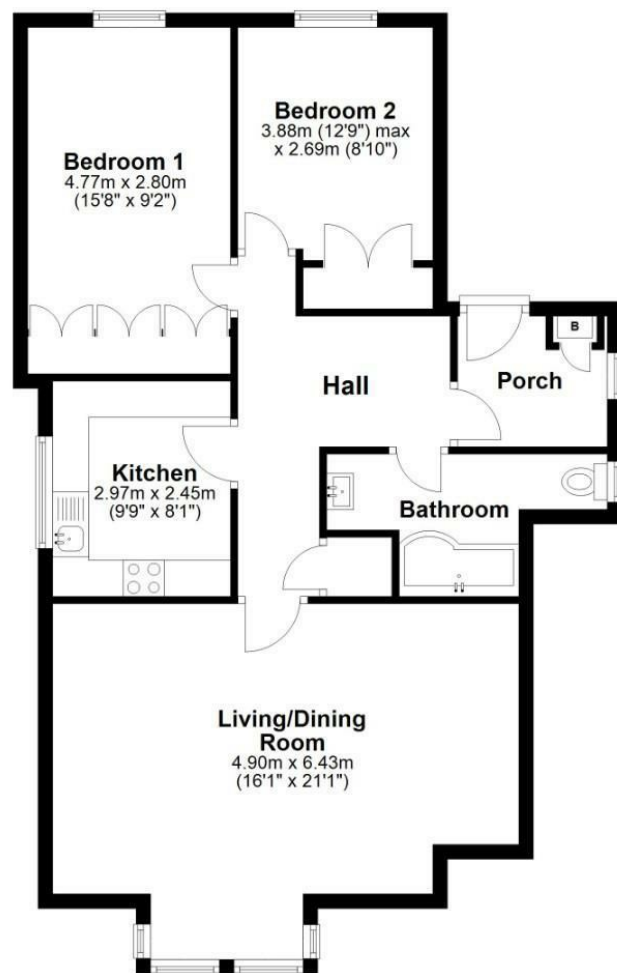
Leasehold – Share of the Freehold. 999 years from 1987 (approx. 961 years remaining).

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

Council tax band 'E'.

## Second Floor

Approx. 77.9 sq. metres (838.7 sq. feet)



Total area: approx. 77.9 sq. metres (838.7 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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 72      | 74                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



**Bridgend**  
T 01656 644 288  
E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
T 01446 773 500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
T 029 2071 2266  
E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
T 020 7467 5330  
E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

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