



Flat 3, 24 Victoria Square  
Penarth, CF64 3EL

Watts  
& Morgan

# Flat 3, 24 Victoria Square

Penarth CF64 3EL

**£399,950**

**Leasehold - Share of Freehold**

2 Bedrooms | 2 Bathrooms | 2 Reception Rooms

An immaculately presented, spacious two bedroom top floor maisonette apartment located in one of Penarth's most desired streets. Enjoying views over Victoria Square. In catchment for Victoria and Stanwell Schools. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Recently renovated by its current owners to the highest specification, the accommodation briefly comprises: entrance hall, living room, kitchen/dining room, primary bedroom with ensuite, spacious second bedroom and a family bathroom. EPC Rating: 'D'.

## Directions

Penarth Town Centre – 0.3 miles

Cardiff City Centre – 4.1 miles

M4 Motorway – 9.8 miles

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 accessed via a solid wooden door into a communal porch enjoying tiled flooring and decorative mouldings. A second wooden door leads into a communal hallway benefitting from picture rails, a decorative arch, wall panelling, decorative mouldings and a carpeted staircase. Flat 3 is located on the second floor.

Entered via a wooden door into a hallway enjoying engineered wood flooring and a wooden staircase with a carpet runner leading to the split level landing.

The spectacular open plan kitchen/living/dining room is the focal point of the home. The living room enjoys engineered wood flooring and a single-glazed wooden sash window to the front elevation with elevated views over Victoria Square.

The versatile lobby area benefits from continuation of engineered wood flooring, a hatch providing access to eaves storage and a double glazed rooflight.

The kitchen showcases a range of wall, base and tower units with quartz work surfaces. Integral appliances to remain include: a 'Neff' electric oven, a 'Neff' combination microwave/grill, a fridge/freezer, a dishwasher, a 'Neff' induction hob with a feature 'Neff' extractor fan over and a drinks cooler. The kitchen further benefits from continuation of engineered wood flooring, partially tiled splash-back, recessed ceiling spotlights, a cupboard housing the wall-mounted 'Baxi' combi boiler and a single-glazed wooden sash window to the front elevation enjoying further views over Victoria Square.

The landing enjoys engineered wood flooring, a wall-mounted 'Nest' heating control system and a loft hatch providing access to the loft space.

Bedroom one is a spacious double bedroom and benefits from carpeted flooring, a recessed storage cupboard and a uPVC double-glazed window to the rear elevation. The en-suite has been fitted with 3-piece white suite comprising; a tile panelled bath with a handheld shower attachment, a floating wash hand basin set within a vanity unit and a WC. The bathroom further benefits from tiled flooring, partially tiled walls, a wall-mounted towel radiator, recessed ceiling spotlights, an extractor fan and a double-glazed rooflight.

Bedroom two is a spacious double bedroom enjoying carpeted flooring and a uPVC double-glazed window to the rear elevation.

The bathroom showcases a 4-piece 'Lusso' suite comprising; a large walk-in shower cubicle with a thermostatic rainfall shower over and a handheld shower attachment, a freestanding stone bath with a handheld shower attachment, double wash hand basins set within a vanity unit and a WC. The bathroom further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan, a cupboard with space and plumbing provided for freestanding white goods and an obscure uPVC double-glazed window with bespoke fitted shutters to the rear elevation.

### Additional Information

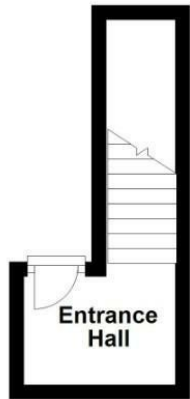
All mains services connected.

Leasehold - Share of freehold (161 years remaining).

We have been reliably informed that the Service Charge is £TBC. Council tax band 'E'.

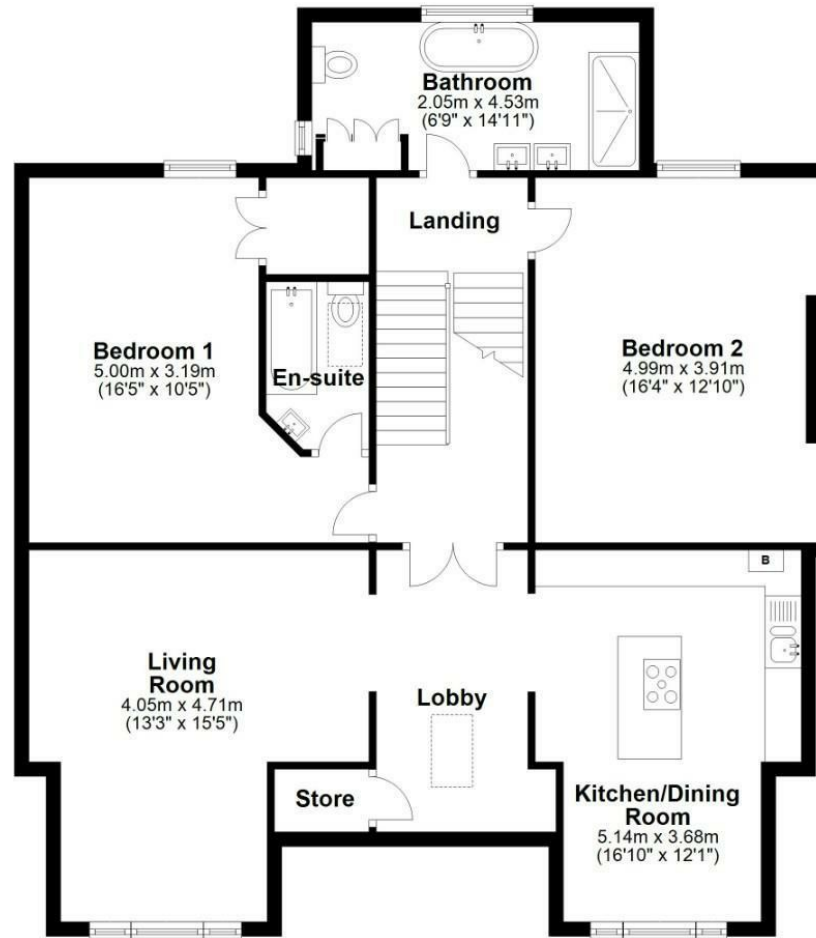
### First Floor

Approx. 6.6 sq. metres (70.6 sq. feet)



### Second Floor

Approx. 113.6 sq. metres (1222.8 sq. feet)



Total area: approx. 120.2 sq. metres (1293.4 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

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>                          |           | <b>79</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            | <b>58</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  |

