



22 Mayflower House, Anchor Road  
Penarth, CF64 1SL

Watts  
& Morgan



# 22 Mayflower House, Anchor Road Penarth CF64 1SL

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**£179,950 Leasehold**

1 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A beautifully presented, recently renovated one bedroom, first floor flat in the heart of Penarth Marina enjoying elevated water views. Conveniently located to Cogan Train Station, Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, open plan living/dining room, kitchen, a double bedroom and a bathroom. Externally the property benefits from one allocated parking space. Leasehold. EPC Rating; 'B'.

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## Directions

Penarth Town Centre – 1.2 miles

Cardiff City Centre – 3.2 miles

M4 Motorway - 9.0 miles

Cogan Train station - 0.4 miles

Tesco Supermarket - 0.3 miles

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Your local office: Penarth

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## Summary of Accommodation

A secure communal entrance accessed via a fob with a lift and stairs to each floor. Apartment 22 is located on the first floor. Entered via a solid wooden door into a welcoming hallway benefiting from carpeted flooring, a wall mounted audio/visual intercom system and a recessed storage cupboard housing the 'Ariston' hot water cylinder.

The spacious living room/dining room benefits from carpeted flooring and a uPVC double glazed window to the side elevation enjoying elevated water views.

The kitchen showcases a range of wall and base units with laminate work surfaces. Integral appliances to remain include: an electric oven, a 'Lamona' 4-ring electric hob with an extractor fan over, a 'Neff' dishwasher and a 'Lamona' washer/dryer. Space has been provided for freestanding white goods. The kitchen further benefits from wood effect vinyl flooring, partially tiled splashback, feature undercounter lighting, recessed ceiling spotlights, a bowl and a half stainless steel sink with a mixer tap over and a uPVC double glazed window to the front elevation.

The bedroom is a spacious double bedroom which enjoys carpeted flooring, a recessed wardrobe with a sliding door and a uPVC double glazed window to the front elevation.

The bathroom has been fitted with a 3-piece white suite comprising: a panelled P-shaped bath with a thermostatic rainfall shower over and a hand-held shower attachment, a pedestal wash-hand basin and a WC. The bathroom further benefits from tile effect vinyl flooring, partially tiled walls, recessed ceiling spotlights and an extractor fan.

Externally the property benefits from one allocated parking space.



## ADDITIONAL INFORMATION

Electric and water mains connected.

Leasehold - 999 years from 1st January 2001.

Council Tax Band 'D'.

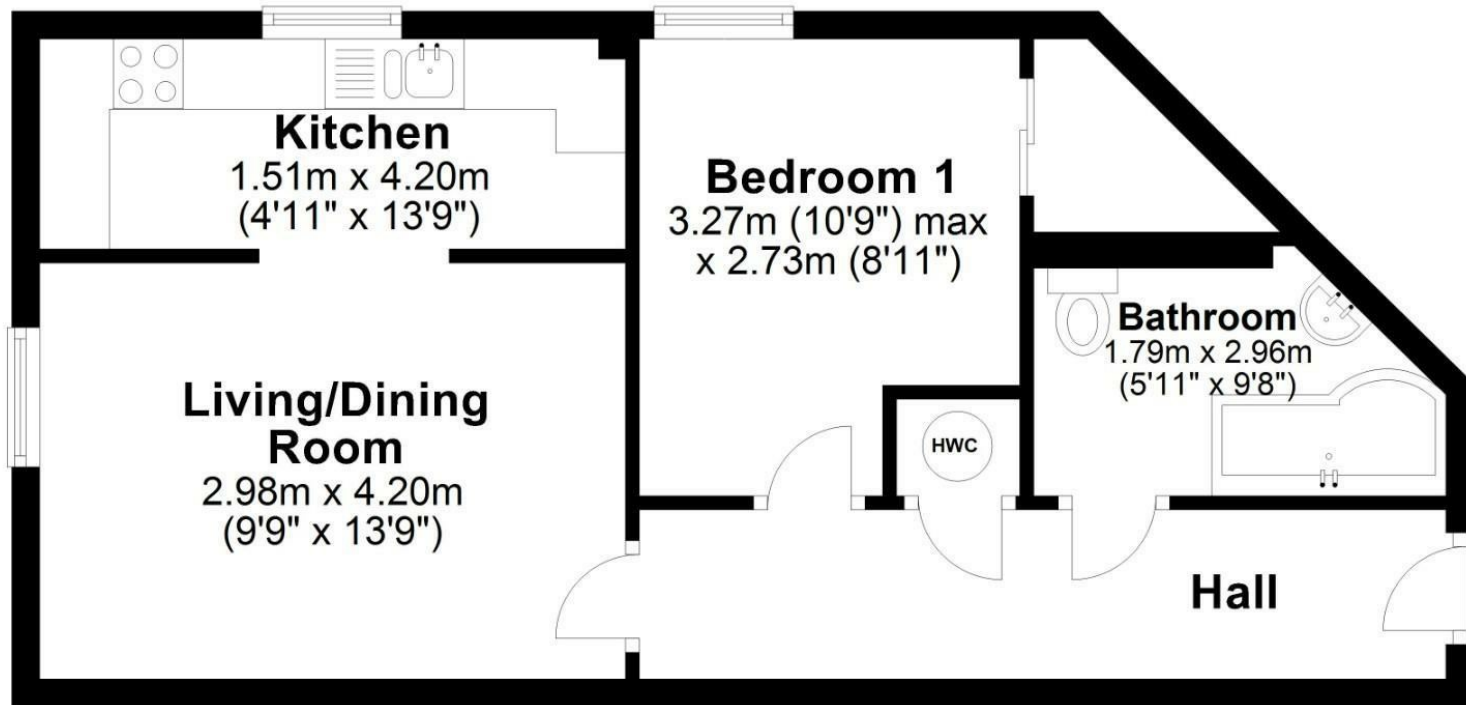
We have been reliably informed that the service charge is £1369.30 per annum.

We have been reliably informed that the ground rent is £159.90 per annum.



# First Floor

Approx. 43.0 sq. metres (462.5 sq. feet)



Total area: approx. 43.0 sq. metres (462.5 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>		
(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		
	84	85
England & Wales		EU Directive 2002/91/EC



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