



Alexandra Court, The Esplanade  
Penarth, CF64 3LA

Watts  
& Morgan

# Flat 30, Alexandra Court, The Esplanade

Penarth, CF64 3LA

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**£215,000**

**Leasehold - Share of Freehold**

2 Bedrooms | 1 Bathroom | 1 Reception Room

A second floor, two bedroom flat located in the ever popular Alexandra Court on Penarth Esplanade. Conveniently located to Penarth Town Centre, local transport links, Cardiff City and the M4 Motorway. Accommodation briefly comprises; entrance hall, open plan living/dining room, kitchen, spacious double bedroom with walk-in wardrobe, second single bedroom and bathroom. Externally the property benefits from one parking space and access to communal gym. Being sold with no onward chain.

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## Directions

Penarth Town Centre – 0.3 miles

Cardiff City Centre – 4.0 miles

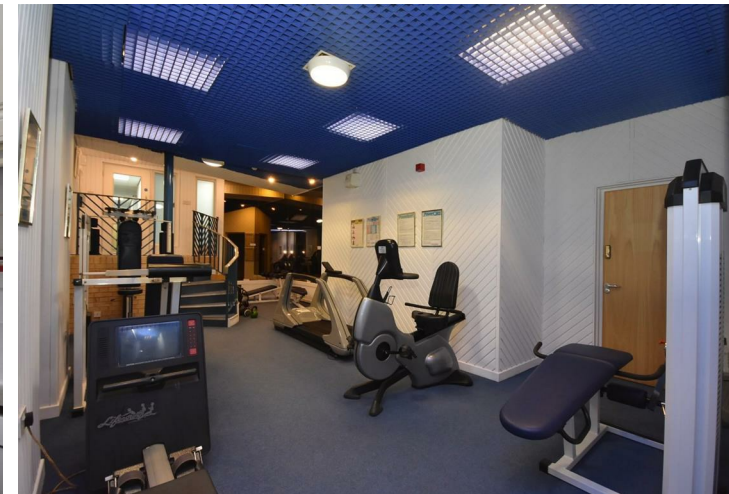
M4 Motorway – 10.1 miles

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## Summary of Accommodation

### Accommodation

A secure communal entrance accessed via a fob with stairs and lifts to all floors. Flat 30 is located on the second floor.

Entered via a solid wooden door into a hallway benefiting from carpeted flooring, a wall mounted intercom system and two recessed storage cupboards; one of which houses the hot water cylinder.

The living/dining room enjoys carpeted flooring and a uPVC double glazed bay 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 'Bosch' electric oven, a 'Bosch' 4-ring electric hob with an extractor fan over and a 'Candy' fridge/freezer. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from laminate wood flooring, partially tiled splashback, a stainless steel bowl and a half sink with a mixer tap over and a uPVC double glazed window to the rear elevation.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a walk-in wardrobe and a uPVC double glazed window to the rear elevation.

Bedroom two benefits from carpeted flooring and a uPVC double glazed window to the rear elevation.

The bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic hand-held shower attachment and a wash-hand basin and a WC set within a vanity unit. The bathroom further benefits from carpeted flooring, partially tiled walls and an extractor fan.



### Additional Information

Electric and water mains services connected.

Leasehold - share of the freehold. 999 years from 1992 (approx. 965 years remaining).

We have been reliably informed that the service charge is £2,400pa.

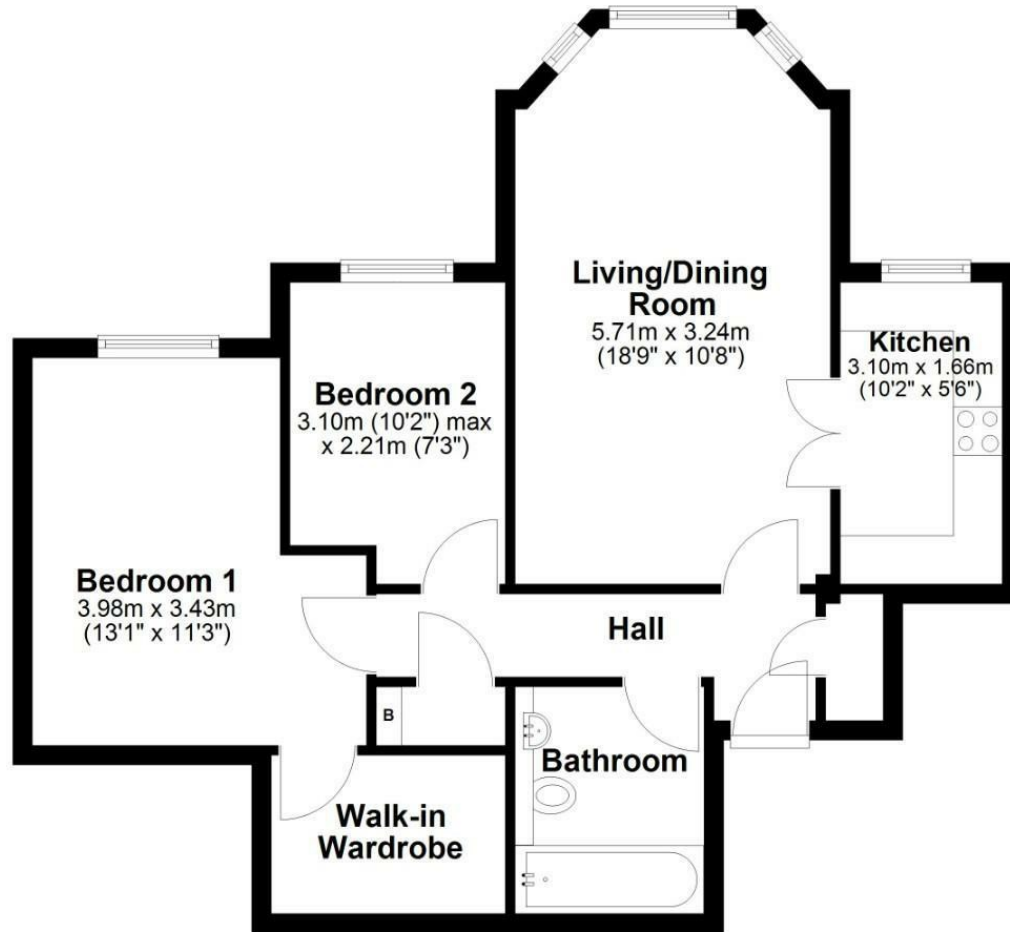
Council tax band 'D'.

EPC rating 'TBC'.

The property further benefits from one allocated parking space.

## Second Floor

Approx. 58.2 sq. metres (625.9 sq. feet)



Total area: approx. 58.2 sq. metres (625.9 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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