



12 Albany Court, Beach Road  
Penarth, CF64 1JU

Watts  
& Morgan



# 12 Albany Court, Beach Road

Penarth, CF64 1JU

**OIEO £290,000**

**Leasehold - Share of Freehold**

3 Bedrooms | 1 Bathroom | 1 Reception Room

A spacious three bedroom, second floor apartment with a private South-West facing balcony and superb views over Penarth Lawn Tennis Club and Alexandra Park. The property is found a stones throw from Penarth Town Centre and Penarth Pier. Conveniently located to Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises: entrance hall, living/dining room, kitchen, three double bedrooms and family bathroom. Externally the property benefits from off-road parking and a single garage in a nearby block. Being sold with no onward chain.

## Directions

Penarth Town Centre – 0.1 miles

Cardiff City Centre – 4.0 miles

M4 Motorway – 9.9 miles

Your local office: Penarth

T: 02920 712266 (1)

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







### Accommodation

Secure wooden doors provide access into the communal hallway with a staircase leading to all floors. Apartment 12 is located on the 2nd floor (top).

Entered via an obscured glazed hardwood door into the entrance hall which benefits from carpeted flooring and a recessed storage cupboard housing the 'Ideal' combi boiler. The living/dining enjoys carpeted flooring, a central feature electric fireplace, a uPVC double glazed window to the front elevation with a door providing access to a private balcony enjoying views along Rectory Road, across Penarth Lawn Tennis Club and Alexandra Park and provides ample space for outdoor entertaining and dining.

The kitchen has been fitted with a range of base and wall units with roll top laminate work surfaces. Integral appliances to remain include; an 'AEG' 4-ring gas hob with a 'Hotpoint' extractor fan over, a 'Beko' electric oven, a 'Gorenje' grill and oven and an integral dishwasher. Space and plumbing has been provided for freestanding white goods. Further benefits from tiled flooring, partially tiled splashback, recessed ceiling spotlights, a bowl and a half sink and a uPVC double glazed window to the rear elevation.

Bedroom one is a generously sized double bedroom which enjoys carpeted flooring, a range of fitted wardrobes and a dressing table and a uPVC double glazed window to the front elevation enjoying further views over Alexandra Park.

Bedroom two 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 three, currently being used as a dining room, benefits from carpeted flooring and uPVC double glazed window to the front elevation again enjoying views over Alexandra Park.

The family bathroom has been fitted with a 4-piece white suite comprising; a panelled bath with a hand-held shower attachment, a large glass shower cubicle with a thermostatic shower over, a wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from tiled flooring, tiled walls, recessed ceiling spotlights and an obscure uPVC double glazed window to the rear elevation.

### Gardens & Grounds

16 Albany Court benefits from a private balcony, use of communal gardens and a single garage with off road parking located to the rear of the property.

### Additional Information

All mains services connected.

Leasehold with a share of the Freehold – 999 years from 2006 (approx. 979 years remaining).

We have been reliably informed that the service charge is £1320pa.

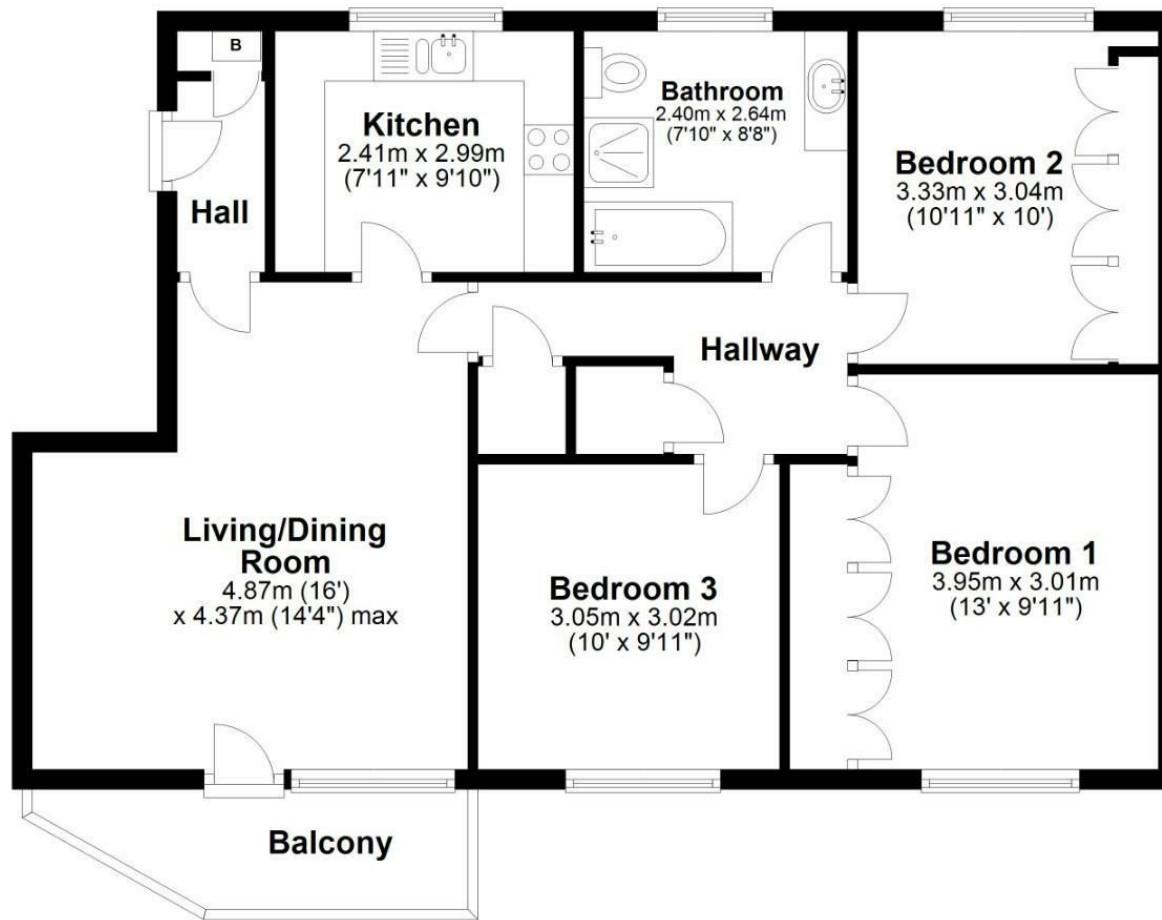
Council tax band 'E'.

EPC rating 'TBC'.



## Second Floor

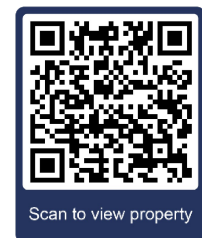
Approx. 81.6 sq. metres (878.6 sq. feet)



Total area: approx. 81.6 sq. metres (878.6 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 part of any contract.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 81                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 68      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



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