



The Lodge, Paget Road  
Penarth, CF64 1NQ

Watts  
& Morgan

## Apartment 2, The Lodge, Paget Road

Penarth CF64 1NQ

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**£249,950 Leasehold**

2 Bedrooms | 2 Bathrooms | 1 Reception Room

A beautifully presented, two bedroom first floor apartment found a short walk from local amenities and transport links. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises entrance hall, open plan kitchen/dining/living room with access to a wrap around private balcony, spacious primary bedroom with en-suite, second double bedroom and a bathroom. Externally the property benefits from use of communal gardens and one allocated parking space with additional visitor parking available. EPC rating 'TBC'.

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### Directions

Penarth Town Centre – 0.7 miles

Cardiff City Centre – 3.6 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.

Apartment 2 is located on the first floor.

Entered via a partially glazed solid wood door into a welcoming hallway benefiting from laminate wood flooring, a wall mounted intercom system and a large storage cupboard housing the floor mounted 'Potterton' boiler with space and plumbing provided for freestanding white goods.

The open plan kitchen/dining/living room is the focal point of the home and enjoys wood effect luxury vinyl tile flooring, decorative wall panelling and a set of uPVC double glazed sliding doors providing access to the wrap around balcony. The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral 'Bosch' appliances to remain include; an electrical oven, a 4-ring electric hob with an extractor fan over, a fridge/freezer and a dishwasher. The kitchen further benefits from continuation of LVT flooring, partially tiled splashback, matching upstands, recessed ceiling spotlights, a bowl and a half stainless steel sink with a mixer tap over and a uPVC double glazed window to the side elevation.

Bedroom one is a spacious double bedroom and benefits from wood effect laminate flooring and a uPVC double glazed window to the rear elevation. The en-suite has been fitted with a 3-piece white suite comprising; a walk-in shower cubicle with a thermostatic shower over, a pedestal wash-hand basin and a WC. The en-suite further benefits from wood effect vinyl flooring, recessed ceiling spotlights, partially tiled splashback and an extractor fan.

Bedroom two is a double bedroom and enjoys carpeted flooring, decorative wall panelling 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, a pedestal wash-hand basin and a WC. The bathroom further benefits from wood effect vinyl flooring, partially tiled walls, a wall mounted towel radiator, recessed ceiling spotlights and an extractor fan.

### Gardens & Grounds

Apartment 2, The Lodge benefits from a wrap around private balcony, use of mature communal gardens and one allocated parking space with additional visitor parking available.

### Additional Information

All mains services connected.

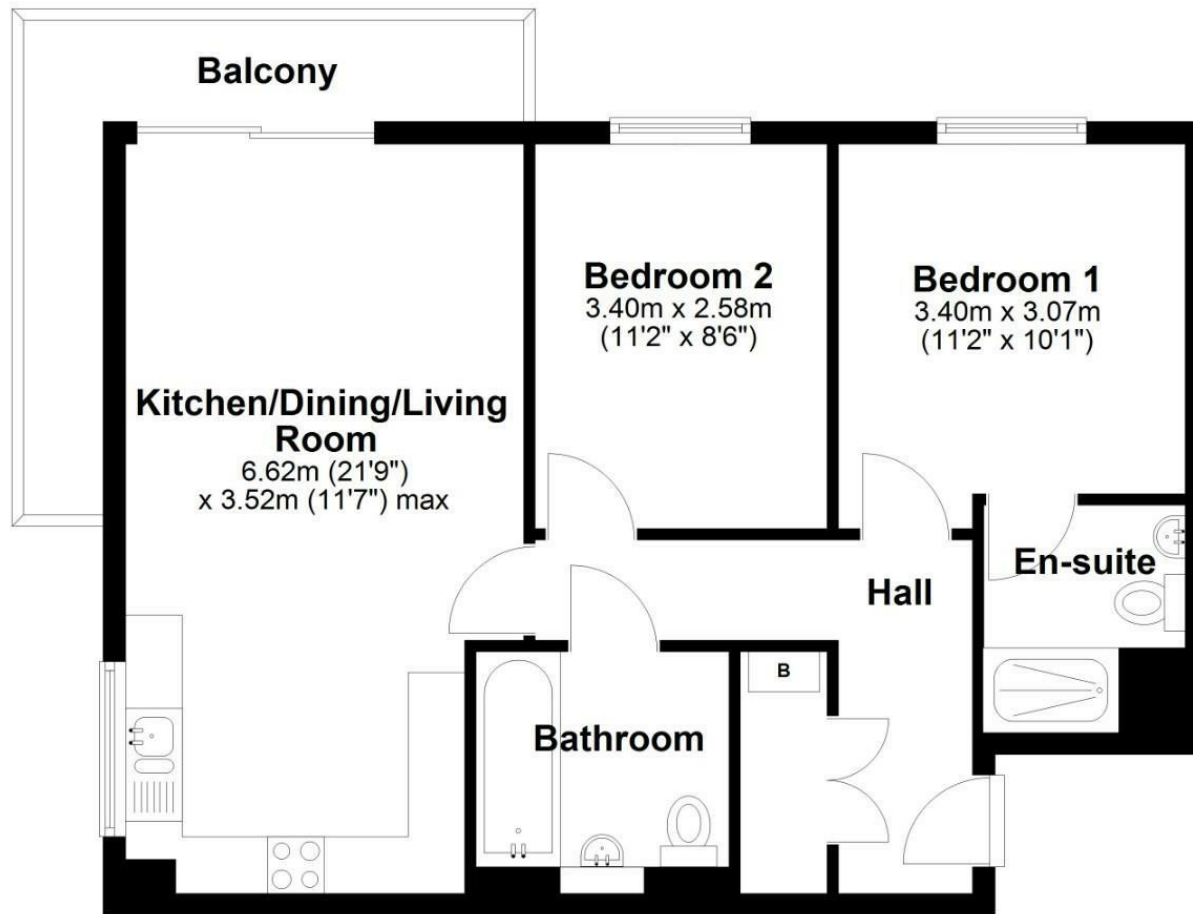
Leasehold – 125 years from 2010 (approx. 110 years remaining).

We have been reliably informed that the service charge is £1,200pa.

We have been reliably informed that the ground rent is £250pa Council tax band 'E'.

## First Floor

Approx. 59.3 sq. metres (638.7 sq. feet)



Total area: approx. 59.3 sq. metres (638.7 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>                            | 82      | 82                      |
| (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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

