



7 St. Nicholas House, Sea View Court, Bradford Place
Penarth, CF64 1AL

Watts
& Morgan

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Penarth CF64 1AL

£280,000
Leasehold - Share of Freehold

3 Bedrooms | 1 Bathroom | 1 Reception Room

A well presented, three bedroom second floor maisonette enjoying elevated sea views. Found a short walk from Penarth Town Centre and conveniently located to local transport links, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; kitchen, open plan living/dining room with access to a private balcony. First floor landing, three double bedrooms and a shower room. Externally the property benefits from use of communal gardens, unallocated off-road parking, a single garage and a brick built storage shed. Being sold with no onward chain. EPC rating 'E'.

Directions

Penarth Town Centre – 0.3 miles

Cardiff City Centre – 4.0 miles

M4 Motorway – 10.0 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





Summary of Accommodation

Accommodation

A secure communal entrance hall with stairs leading to all floors. Apartment 7 is located on the second floor.

Entered via an obscure glazed composite door into a welcoming hallway benefiting from vinyl tile effect flooring, a central ceiling light point, a carpeted staircase leading to the first floor landing with an understairs cupboard, a recessed storage cupboard and an obscure uPVC double glazed window to the rear elevation.

The living room enjoys carpeted flooring, an electric fire, a uPVC double glazed window to the front elevation and a uPVC glazed door providing access onto a private balcony which enjoys elevated views across the Bristol Channel.

The kitchen has been fitted with a range of base and wall units with roll top laminate work surfaces. Integral appliances to remain include: a 'Belling' electric oven with 4-ring 'Hotpoint' electric hob with an extractor hood over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from vinyl flooring, tiled splashback, a stainless steel sink, a serving hatch and an obscure uPVC double glazed window to the rear elevation.

The first floor landing enjoys carpeted flooring, a large recessed storage cupboard housing the hot water cylinder and shelving providing ample space for linen storage.

Bedroom one is a generously sized double bedroom which enjoys carpeted flooring, an electric heater, a range of fitted wardrobes and a uPVC double glazed window to the front elevation enjoying elevated views.

Bedroom two is a spacious double bedroom which enjoys carpeted flooring, a recessed storage cupboard, an electric heater and uPVC double glazed window to the rear elevation. Bedroom three is another double bedroom which enjoys carpeted flooring, a range of fitted wardrobes, an electric heater and uPVC double glazed window to the front elevation enjoying further elevated sea views.

The shower room has been fitted with a 3-piece white suite comprising: a corner shower cubicle with an electric shower over, a wash-hand basin and WC set within a vanity unit. The shower room further benefits from ceramic tiled walls/flooring, a heated towel rail and a roof light.

Gardens & Grounds

7 St Nicholas House benefits from use of a communal garden which is predominantly laid to lawn with a variety of mature shrubs and borders. The property also benefits from off road parking, a single garage and a storage shed.

Additional Information

Leasehold with a share of the Freehold - 999 years from 2004 (approx. 978 years remaining).

Electric and water mains connected.

We have been reliably informed that the service charge is approx. £1796pa.

Council tax band 'E'.



Second Floor

Approx. 37.9 sq. metres (408.4 sq. feet)



Third Floor

Approx. 48.2 sq. metres (519.0 sq. feet)



Total area: approx. 86.2 sq. metres (927.4 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) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

