



The Landings, Penarth

£215,000 Share of Freehold

Well-presented two-bedroom ground floor apartment with modern kitchen, spacious bedrooms, parking, and excellent access to Cardiff city centre, M4, Penarth Marina, and Cardiff Bay.

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

LOCATION

The property is in a very convenient sort after part of Penarth close to Penarth water front area/Cardiff Bay & Cogan, with easy access to the waterfront walks, Cardiff Bay Barrage and the Pont-y-Werin footbridge. Leading to a number of local amenities including pubs, cafes, restaurants, supermarkets. Nearby, there are several bus stops and Cogan train station. Tesco supermarket and Cogan Leisure Centre are conveniently located close by. With easy commuting access to Cardiff & M4. Penarth town centre itself is also easily accessible, with cafes, restaurants, shops and traditional town centre atmosphere.

ENTRANCE PORCH

3' 9" x 3' 8" (1.14m x 1.12m)

Enter via communal entrance through painted fire door into a good sized entrance porch with coat hanging space. Central light fitting. Carpeted with skimmed white walls. Alarm system.

ENTRANCE HALLWAY

Enter via entrance porch through painted fire door into hallway. Doors leading to Kitchen, Lounge, Bedrooms and Bathroom. Doors to two good size storage cupboards. Skimmed white walls and carpeted throughout. Telephone intercom. Gas central heating radiator.

KITCHEN

11' 11" x 9' 2" (3.64m x 2.80m)

Bright and spacious kitchen. Plenty of storage with both wall and base units. Complimentary worktop surface. Integrated oven and hob with overhead extractor fan. One and a half sink with drainer. Room for appliances such as washing machine and fridge. Room for dining table and chairs. Double Glazed window with side view. Radiator. Boiler.

LOUNGE

16' 0" x 14' 8" (4.87m x 4.47m)

Light and spacious lounge with bay window. Skimmed white painted walls and carpeted throughout. Gas central heating radiator. Two ceiling light fittings. Double glazed bay windows overlooking side of property.

BEDROOM ONE

12' 8" x 10' 6" (3.87m x 3.19m)

Double Bedroom with skimmed painted walls and carpeted throughout. Double Glazed window to front. Gas Central heating radiator. Central ceiling flight fitting.

BEDROOM TWO

9' 6" x 9' 0" (2.90m x 2.75m)

Double Bedroom with skimmed painted walls and carpeted throughout. Double Glazed window to front of property. Gas Central heating radiator. Central ceiling light fitting.

BATHROOM

13' 1" x 7' 2" (3.99m x 2.18m)

Obscure double glazed uPVC windows to front. Vinyl wood effect flooring. White three piece suite, comprising paneled bath with shower over, W.C and pedestal wash hand basin. Wall mounted radiator.

PARKING

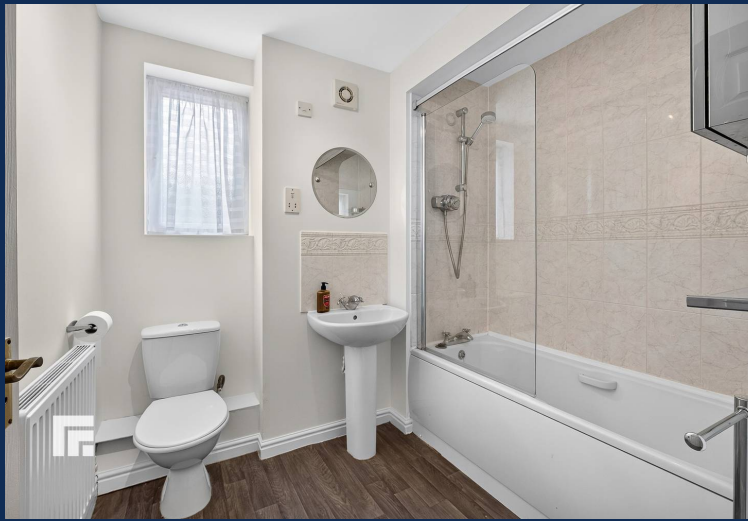
1 Allocated Parking Space. Visitors Spaces also available

TENURE

Share of freehold. MGY are advised that this property has a 999 year lease from 1998. Service charge £1027.55 per annum which includes building insurance, security entry intercom system, maintenance of internal and external communal areas, regular cleaning, refuse disposal, an allocated parking space and visitor parking. Pets not permitted. No ground rent

AML

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





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