

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

NORTHCLIFFE DRIVE







#### ENTRANCE HALL

Entered via double glazed front door at ground floor level.  
Staircase rising to the first floor.

#### LIVING/DINING ROOM

The large double glazed picture window provides wonderful views over Penarth Marina, Cardiff Bay and the city beyond.

#### KITCHEN

Fitted base and wall mounted units in white with contrasting worktops with built-in gas four burner hob, oven and hood. Built-in fridge and freezer, plumbing for washing machine, cupboard housing 'Worcester' combi boiler. Lovely views over the bay.

#### BEDROOM 1

Fitted wardrobes and high level cupboards. Floor to ceiling double glazed window.

#### BEDROOM 2

Fitted wardrobes, double glazed window.

#### SHOWER ROOM

Fully tiled walls and floor. Walk-in shower cubicle, wash hand basin and W.C. Double glazed window.

#### OUTSIDE

Parking space plus visitors parking. Lovely personal decked area adjacent to the front door.

#### LEASE DETAILS

Leasehold. 999 years from 2004 with 977 years remaining at a peppercorn ground rent.  
The service charge we understand is £75 per month (£900 per annum)

#### COUNCIL TAX

Band E







## NORTHCLIFFE DRIVE

, CF64 1DW - £255,000



2 Bedroom(s)



1 Bathroom(s)



665.00 sq ft

Enjoying wonderful views accross Cardiff bay and Penarth marina from the living room and kitchen. The light and spacious accommodation comprises of ground floor private entrance with stairs to the first floor, lounge/dining room, fitted kitchen, shower room and two bedrooms. Double glazing and gas central heating with combi boiler. Allocated parking, visitors parking and a pleasant decked area next to the front door. Vista Court is set in a small cul de sac tucked away off Paget Terrace, within walking distance of Penarth Marina and a bit further to the town centre. No onward chain.

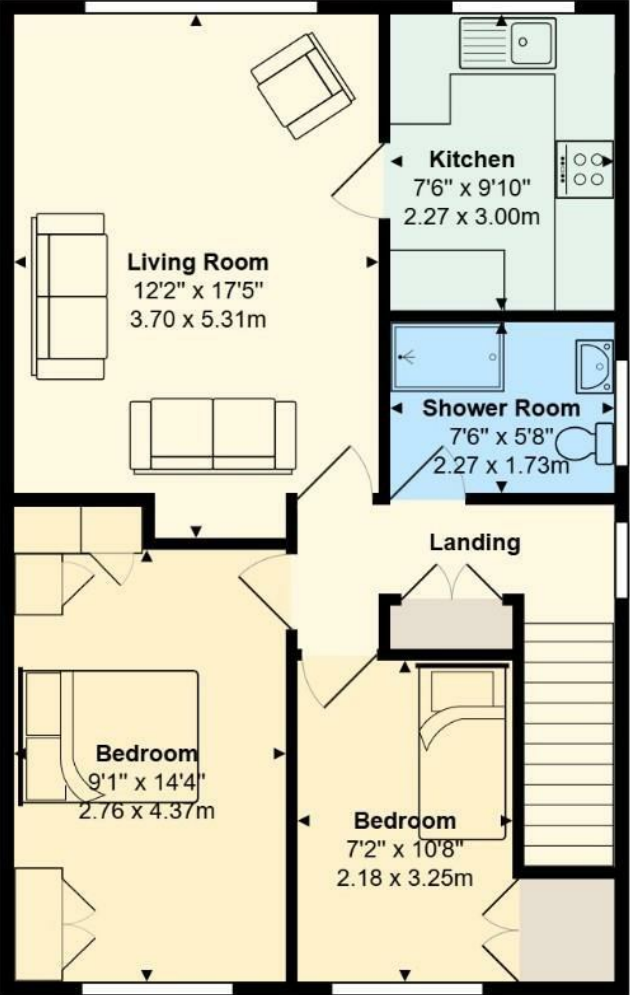


### PROPERTY SPECIALIST

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Valuer







**Vista Court**

Total Area: 655 ft<sup>2</sup> ... 60.8 m<sup>2</sup>

All measurements are approximate and for display purposes only



Northcliffe Drive, Penarth

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 75                      | 77        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |