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CARDIFF

VALE

CAERPHILLY

BRISTOL



*John Batchelor Way*

CK72



Comments by Miss Lauren King



**Property Specialist**  
**Miss Lauren King**  
Lettings Negotiator

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## John Batchelor Way, Penarth Marina



Total Area: 65.8 m<sup>2</sup> ... 708 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

Comments by the Homeowner



# John Batchelor Way

, Penarth, CF64 1SD

£1,250



2 Bedroom(s)



1 Bathroom(s)



sq ft



Contact our  
**Penarth Branch**

02920415161

Beautifully presented internally and benefitting from view of the yachts moored in the main basin. A short walk over the Pont Y Warri bridge takes you into the sports village of Cardiff Bay with access over the barrage again into the heart of Cardiff Bay. The property comprises of an entrance porch, spacious living room & fitted kitchen with white goods. To the first floor there are two double bedrooms with access from the master onto a small balcony overlooking the water, plus a stylish shower room. Property is available part-furnished.

Council Tax Band F  
EPC Rating C

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

