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CARDIFF

VALE

CAERPHILLY

BRISTOL

# *John Batchelor Way*

PENARTH MARINA



*Penarth Marina has proved an extremely popular area to live as everything is on your doorstep. From Tesco's to a choice of cafe's plus 2 fine restaurants and public house/restaurant. A short walk takes you to Cogan train station plus a delightful walk along the Barrage leads you into Cardiff Bay.*

Comments by Mr Paul Davies



**Property Specialist**

**Mr Paul Davies**

Property Management Co-ordinator

paul.davies@jeffreycross.co.uk

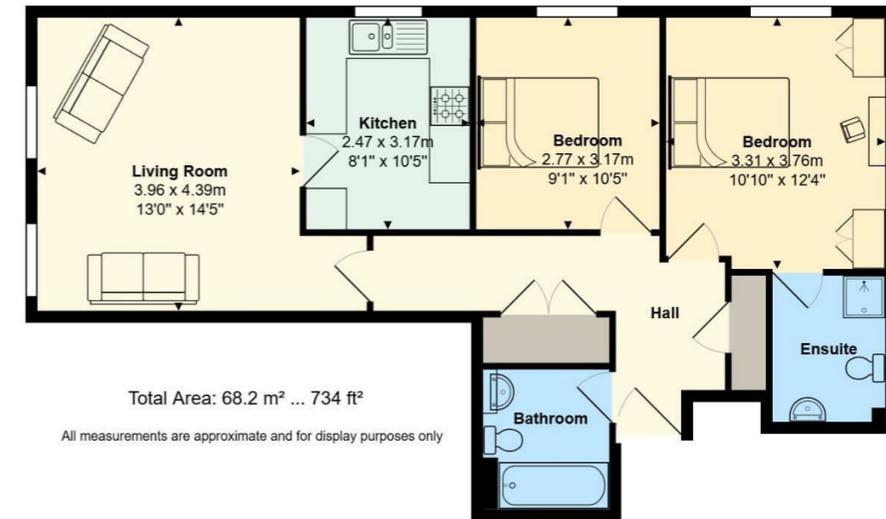


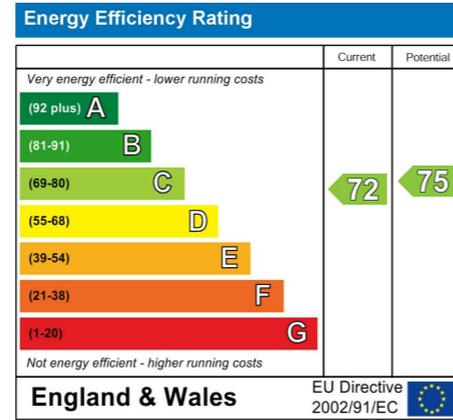
*This has been a great place to call home, we never tire of the views from the lounge and kitchen plus bedroom. It's been incredibly useful having 2 allocated parking spaces plus there has always been space for friends and family to park whilst they visit.*

Comments by the Homeowner



**John Batchelor Way**





# John Batchelor Way

Penarth Marina, Penarth, CF64 1SD

Offers In Excess Of

£239,000



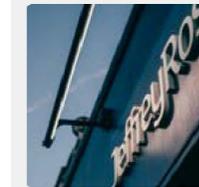
2 Bedroom(s)



2 Bathroom(s)



763.96 sq ft



Contact our  
**Penarth Branch**

02920415161

## Communal Entrance

Enter into a communal entrance allowing access to all apartments via staircase.

## Hall

Access to all rooms. Hall cupboard with space for cloaks plus a very large double door cupboard with a radiator with ample storage space for ironing board etc.

## Lounge 14'3" x 13'3" (4.34 x 4.04)

Spacious living room, 2 windows to the side with a water view over the bay towards Cardiff, TV point, telephone point.

## Kitchen 10'0" x 8'2" (3.05 x 2.49)

Fitted with a range of wall and base units with round edge worktop and sink with drainer and mixer tap plus tiled splash backs, under lighting, window to rear, built in oven, hob & cooker hood, space for fridge/freezer and tumble drier, plumbed for washing machine, concealed combination boiler.

## Bedroom 1 12'6" x 10'9" (3.81 x 3.28)

Master double bedroom, window to rear affording a view of the yachts moored in the main basin.

## En Suite Shower Room

Fitted with a white suite comprising a shower cubicle, vanity wash hand basin and close coupled wc, tiled surround, light/shaver point, extractor fan.

## Bedroom 2 10'0" x 9'1" (3.05 x 2.77)

Double bedroom, window to rear.

## Bathroom

Fitted with a modern white suite comprising a panel bath, vanity wash hand basin and close coupled, tiled surround, light/shaver point, extractor fan.

## Grounds

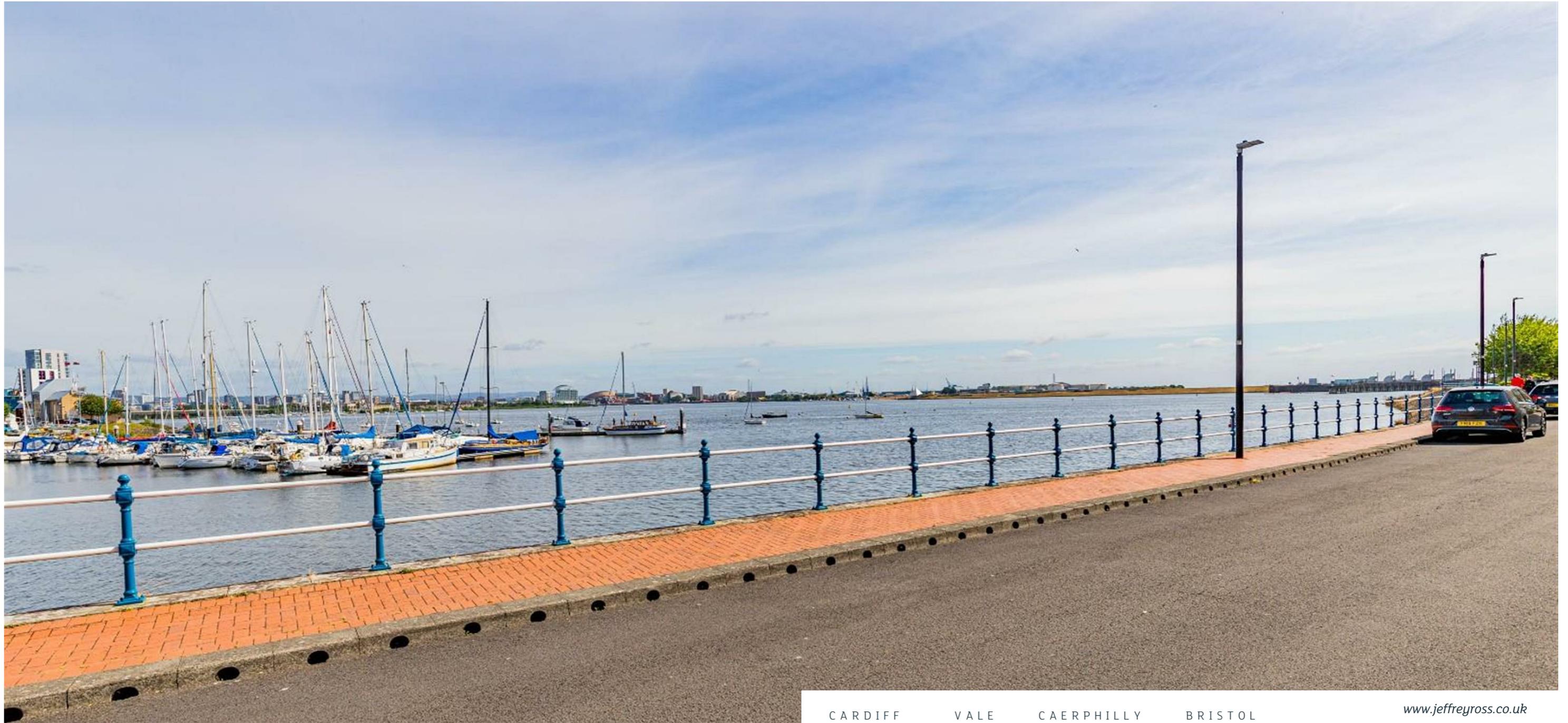
Set in communal well tended grounds with lawns and established tree borders and shrub displays, two allocated parking spaces.

## Information

We have been informed that the apartment is Leasehold. With a 125 lease from the 1st June 1997 therefore with 97 years remaining.  
Maintenance charges are currently approx. £2,165.88 per annum (£180.49 per calendar month)  
Ground rent £131.00 pa.  
Council Band E - £2,596.01 (2025-2026)

Additional Notes: The electrics have recently been upgraded in order to comply with tenancy regulations.





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