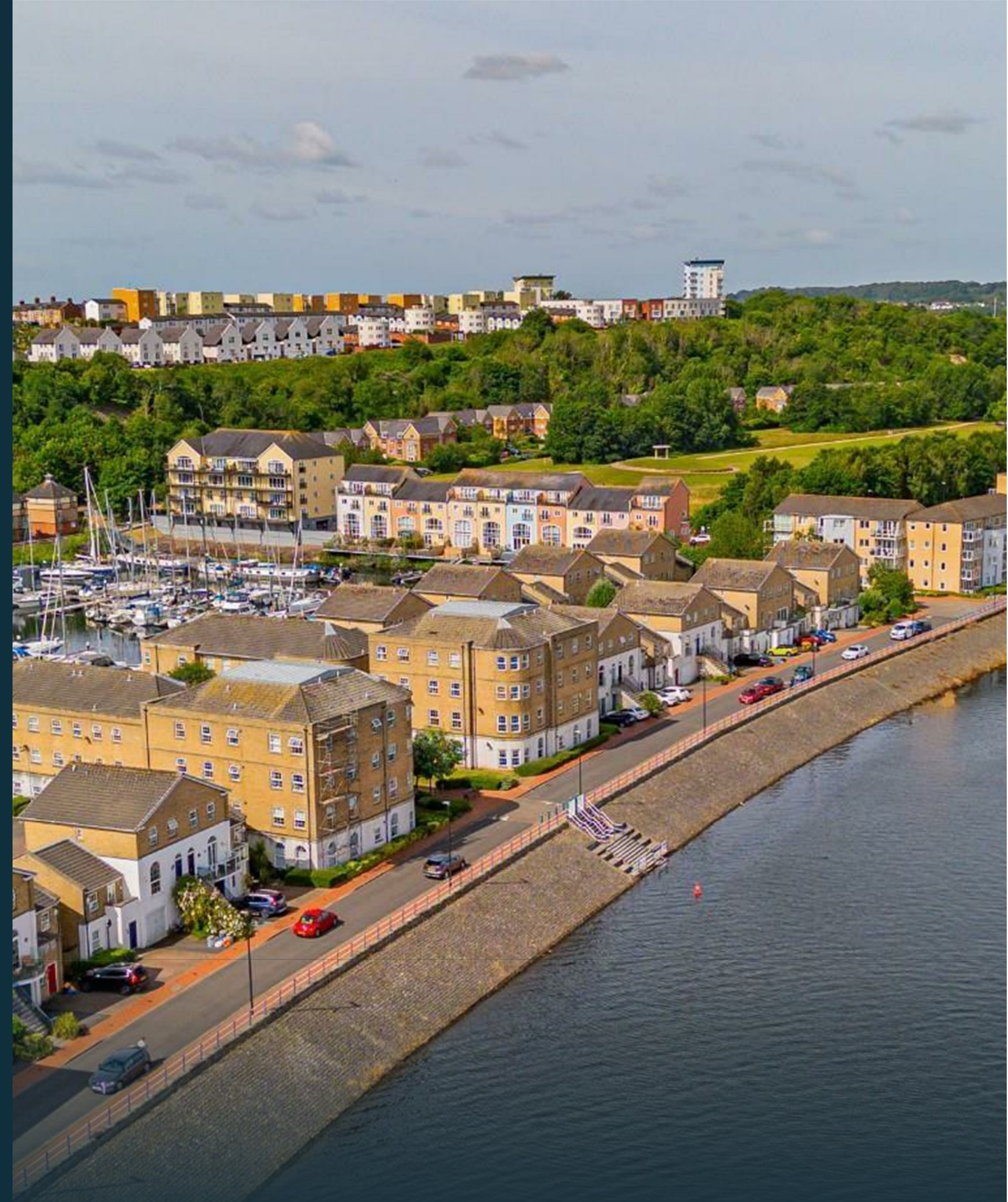


CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



JOHN BATCHELOR WAY
PENARTH MARINA



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(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	

HALLWAY

large storage cupboard, entryphone system. coved ceiling.

LOUNGE/DINING ROOM

5.87m x 3.30m (19'3 x 10'10)

a lovely large and light room with three large arched windows overlooking the bay. wood laminate flooring, coved ceiling, two radiators.

KITCHEN

2.11m x 3.30m (6'11 x 10'10)

fitted with cabinets in a dark wood finish with complimenting worktops. sink unit with mixer tap. built-in gas four burner hob, oven and hood, fridge and freezer, dishwasher and plumbing for washing machine. tiled splashback. radiator. window.

BEDROOM

4.32m x 3.00m (14'2 x 9'10)

large arched window providing views over the bay. double radiator. fitted wardrobes.

SHOWER ROOM

2.03m x 1.93m (6'8 x 6'4)

Equipped with walk-in shower, close coupled W.C and wash hand basin. Tiled walls and floor. Extractor fan. Towel warmer radiator.

OUTSIDE

Allocated parking plus visitors parking. Landscaped areas.

TENURE

Leasehold with 97 years remaining

FURTHER INFORMATION

Ground rent £120 per annum
Service charge £980 per annum which we are informed includes buildings insurance

COUNCIL TAX

Band D

WATER

Water Meter fitted



JOHN BATCHELOR WAY
PENARTH MARINA, CF64 1SD - £192,500

 1 bedrooms  1 bathroom(s)  541.27 sq ft

Enjoying direct views over Cardiff Bay this one bedroom ground floor apartment has large arched windows allowing for maximum light into the lounge/dining room and provide direct views over Cardiff Bay. The accommodation further comprises, hallway with large cupboard, lounge/dining room, fitted kitchen, double bedroom and shower room. Viewing recommended to appreciate fully.

Well positioned for easy access to amenities on Penarth Marina with its cafes, bars and restaurants and within easy walking distance of the barrage & pedestrian bridge to the sports village on Cardiff Bay. Cogan train station & Tesco superstore are also close at hand. A full range of amenities are also available in Penarth Town centre, a short drive away.

PROPERTY SPECIALIST

Mr Jeff Hopkins
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Valuer



Kingston House - John Batchelor Way, Penarth, CRF

Ground Floor Interior Area 541.27 sq ft



0 2 4 ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

