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CARDIFF

VALE

CAERPHILLY

BRISTOL





*This is a lovely top floor apartment which enjoys panoramic views and a wrap around balcony*

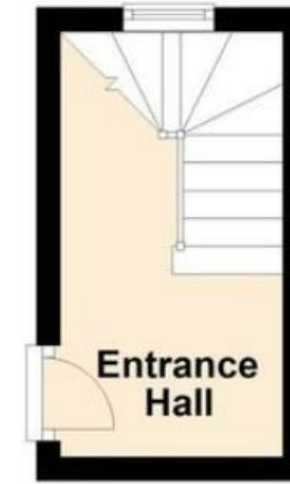
Comments by Mr Jeff Hopkins



**Property Specialist**  
Mr Jeff Hopkins  
Valuer

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## Ground Floor

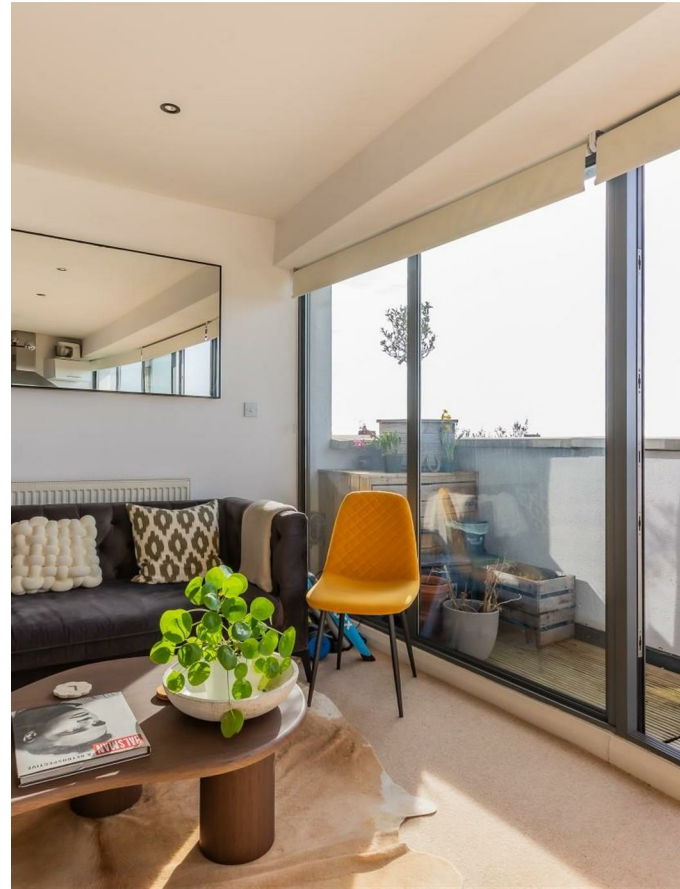


## First Floor



Comments by the Homeowner





# Queens Road

, Penarth, CF64 1BQ

£175,000



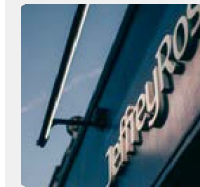
1 Bedroom(s)



1 Bathroom(s)



473.00 sq ft



Contact our  
***Penarth Branch***

02920415161

Featuring panoramic views of the bay and city beyond and having a large west facing balcony. This stunning top floor apartment is located in the heart of Penarth close to shopping and leisure amenities and public transport links with and railway station offering a regular service to Cardiff Central railway station in less than 15 minutes. The property comprises a large open plan living/dining/kitchen with wall of glass providing superb views and opening onto a large 'wrap around' balcony, large storage cupboard with hanging and shelving space, fitted kitchen with integrated appliances, double bedroom, stylish newly re-fitted shower room and a large storage cupboard with shelving and hanging space. Gas central heating, double glazing, wood flooring and carpets. Access to the apartment is via a separate door to the main property, with access to only four apartments. No onward chain.



|                                                             |
|-------------------------------------------------------------|
| Entrance                                                    |
| Living/Dining/Kitchen 13'0" x 20'2" (3.98m x 6.15m )        |
| Storage Cupboard                                            |
| Bedroom 9'5" x 9'10" (2.89m x 3.02m )                       |
| Bathroom 5'3" x 6'9" (1.61m x 2.06m)                        |
| Basement<br>Private storage cupboard                        |
| Tenure<br>Leasehold 125 years from 2004. Ground rent £100pa |
| Service charge<br>£1600pa                                   |
| Council tax<br>Band C                                       |





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

