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CARDIFF

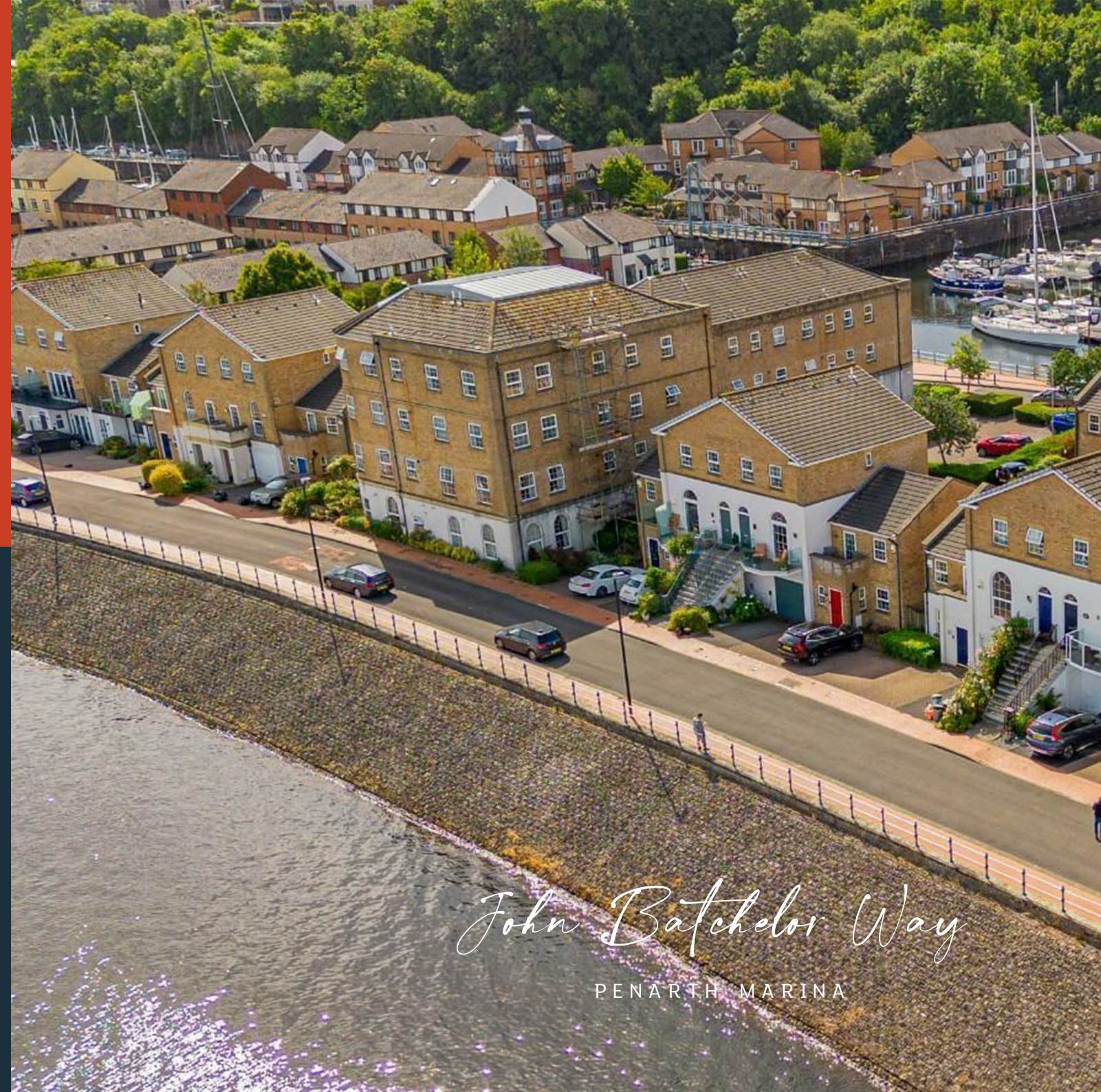
VALE

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

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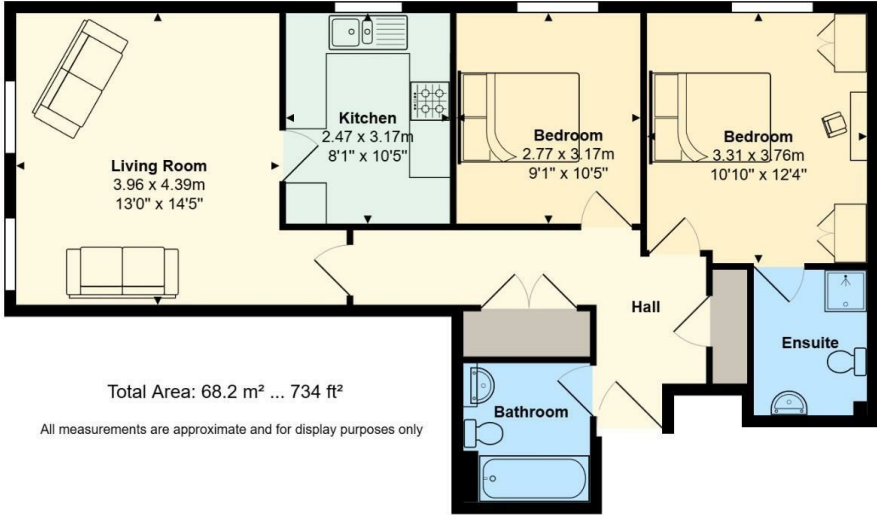


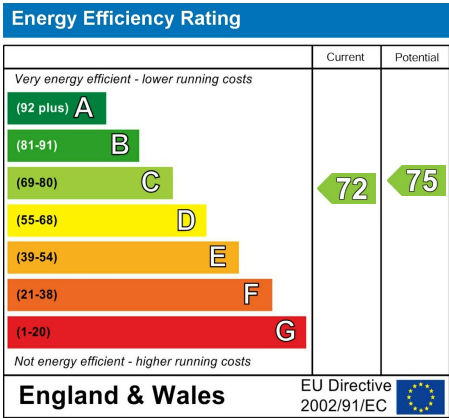
This has been a great place to call home, we never tire of the views from the lounge and kitchen plus bedroom. It's been incredibly useful having 2 allocated parking spaces plus there has always been space for friends and family to park whilst they visit.

Comments by the Homeowner



John Batchelor Way





John Batchelor Way

Penarth Marina, Penarth, CF64 1SD

£250,000



2 Bedroom(s)



2 Bathroom(s)



763.96 sq ft



Contact our
Penarth Branch

02920415161

Now for sale with immediate occupation and no on-going chain - purpose built top floor (4th) apartment. Beautifully presented after being completely re-decorated throughout in a contemporary shade of grey with refitted quality carpets. Benefitting from 2 allocated parking spaces. Boasting dual aspect views overlooking the yachts moored in the Marina basin and from the lounge a superb view over the water towards Cardiff Bay. Briefly comprising a communal entrance, private hall with 2 large store cupboards, spacious lounge, fitted kitchen - built in oven, hob & cooker hood, 2 double bedrooms - master with a shower room/wc plus separate bathroom/wc. Complimented with intercom entry, gas central heating & upvc double glazing. Within the Marina, places to dine including Goose On The Loose & The Custom House, with the sports village a short walk away as is the Barrage with walks over to Cardiff Bay plus Tesco supermarket and Cogan train station with links into Cardiff Centra Station & beyond. Viewing highly recommended.

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.

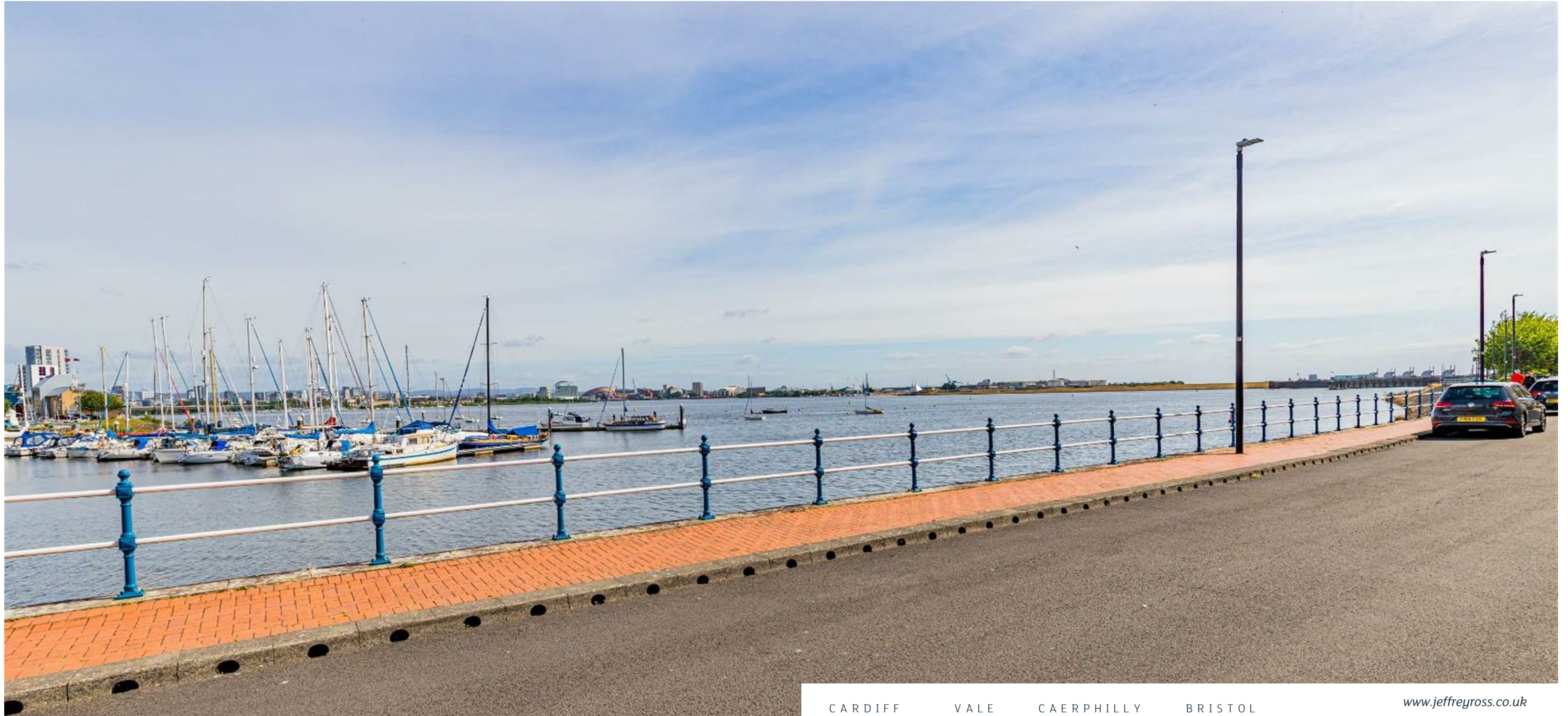
Grounds

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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