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11 The Esplanade, Penarth CF64 3LA £240,000 Leasehold

2 BEDS | 2 BATH | 1 RECEPT | EPC RATING C

****No Forwarding Chain**** Viewing is essential to appreciate this ground floor purpose built apartment positioned adjacent to the promenade pier in Penarth seafront. The property is conveniently placed close to Alexandra Park, local schools, Penarth town centre shops and other amenities.

Briefly comprising, communal entrance, entrance hallway, living room with a bay window and French doors to the rear, fitted kitchen, two bedrooms with built in storage, and en-suite shower room to master and a separate family bathroom.

The property benefits from UPVC double glazing, electric storage heating, a residents fitness suite and secure allocated parking to the rear.

An ideal property for for those looking to downsize/retire to a sea front location or for those looking to make their first purchase in a sought after location.

Leasehold property with 963 years remaining and service charges of approx. £204.00 p.c.m this includes water rates and building insurance.



FRONT

Communal Gardens to the front with panoramic far reaching views over the channel and across the promenade and Penarth Pier.

Communal Entrance

Two communal entrances front from The Esplanade, the second to the rear which is accessed via the communal car park. Enter via security doors. Hallway to a wooden front door.

Entrance Hallway

4'02 x 14'07 (1.27m x 4.45m)

Textured ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted storage heater. Wood panelled doors leading to living room, Bedrooms one, two and the main bathroom. Further wood panelled door's to an airing cupboard and storage.

Living / Dining Room

10'06 x 19'08 (3.20m x 5.99m)

Textured ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Decorative fireplace with marble hearth. Wall mounted storage heater. UPVC double glazed bay window with French doors leading to the rear. Wooden bi-fold doors leading through to the kitchen. Wood panelled door leading through to the entrance hallway.

Kitchen

5'04 x 10'00 (1.63m x 3.05m)

Textured ceiling with coving, smoothly plastered walls. Vinyl flooring. UPVC double glazed window to the rear. Fitted kitchen comprising of wall and base units. Wood Laminate worktops. Composite sink. Integrated induction hob, integrated oven, integrated fridge/freezer. Space for washing machine, space for dishwasher. Bi- folding wooden doors lean through to living / Dining room.

Bedroom One

11'03 x 12'11 (3.43m x 3.94m)

Textured ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted storage heater. UPVC double glazed window to the rear elevation. Built-in wardrobes. Wood panelled door leading to an ensuite shower room. A further wood panelled door leading through to the entrance hallway.

En-Suite

5'00 x 7'06 (1.52m x 2.29m)

Textured ceiling, Aqua panelled walls. Vinyl flooring. Vanity wash hand basin, vanity toilet. A corner shower with electric shower overhead. Wood panelled door leading to bedroom one.

Bedroom Two

7'00 x 10'00 (2.13m x 3.05m)

Textured ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted storage heater. UPVC double glazed window to the rear elevation. Wood panelled door leading through to the entrance hallway.

Bathroom

5'05 x 7'06 (1.65m x 2.29m)

Textured ceiling, Panelled walls with extractor fan. Vinyl flooring. Vanity wash hand basin, close coupled toilet, bath. Wood panelled door leading to the entrance hallway.

REAR

Gated access to a communal parking area. One allocated parking bay. Access to the rear communal entrance. Refuse Storage.

COUNCIL TAX

Council tax band D

DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PHOTOGRAPH DISCLAIMER

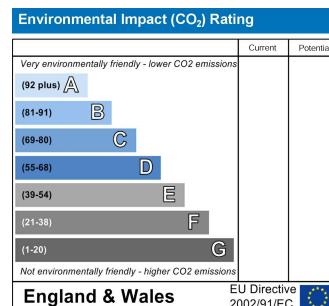
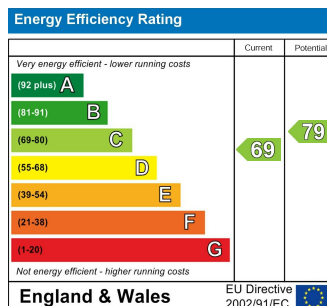
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

TENURE

We have been advised that the property is Leasehold. You are advised to check these details with your solicitor as part of the conveyancing process.



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