



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

SHEPHERD SHARPE

Ground Floor



Total area: approx. 51.9 sq. metres (559.0 sq. feet)
42 Knightsbridge House



42 Knightsbridge House
John Batchelor Way
Penarth Marina CF64 1SD

No Offers
£210,000

An immaculately presented larger style one bedroom ground floor apartment with stunning Bay and city views. Comprising entrance hall with large built-in cupboard, lounge/dining room, kitchen with high quality finishes and appliances, double bedroom and stylish shower room. The property has been refurbished throughout. Gas central heating with modern boiler, beautiful tiled flooring (mainly tiled to the living areas, carpet to the bedroom), uPVC double glazing, allocated parking space. Close to local cafés, restaurants, supermarket and Cardiff Bay. Leasehold. NO FORWARD CHAIN.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



Access from communal hallway to apartment.

Front door to hallway.

Hallway

Beautiful tiled floor, decorated to a high standard, coving, plastered ceiling, access to fuse box, entry phone, chrome switches and sockets, radiator, large cloaks cupboard with rail and shelf. Contemporary pale grey wood effect doors to all rooms.

Lounge/Dining/Kitchen

26'8" x 10'9" (8.13m x 3.30m)

A lovely bright and light open plan living area. Three tall uPVC double glazed windows with good views. Two radiators, chrome power sockets and switches, tiled floor, media wall pre-wired for TV, space for dining room table and chairs. A modern fitted kitchen in white with black granite worktops, built under sink with half bowl and lever mixer tap. Integrated Ikea appliances to include induction hob, split-level oven and grill, 450 dishwasher, washing machine, integrated fridge/freezer. Mirror finish to splashback, extraction unit, boxed in Ideal combination boiler (installed in 2024). uPVC double glazed window to side providing good natural light.

Bedroom

9'10" x 14'2" (3.00m x 4.34m)

A good size double bedroom. Large arched uPVC double glazed window with excellent views of Cardiff Bay, city centre and out towards the barrage. Pale grey carpet, stylish presentation, radiator, fitted wardrobes, plastered ceiling.

Shower Room

6'3" x 6'10" (1.93m x 2.10m)

Beautifully presented and fully tiled. Comprising large shower enclosure with rainfall shower and sliding shower attachment in chrome, close coupled contemporary wash basin and wc, both white with chrome fittings, built-in furniture, concealed plumbing, mirror, chrome radiator, downlighters, extractor.

Outside

Allocated parking space, visitor parking, communal gardens.

Lease Details

Lease 125 years from 1997.

Ground Rent £80 p.a.

Service Charge £1,122 p.a.

Council Tax

Band D £2,124.01 p.a. (25/26)

Post Code

CF64 1SD

