

20 Balmoral Quays




4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

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

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		72
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

SHEPHERD SHARPE



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Penarth CF64 3NS

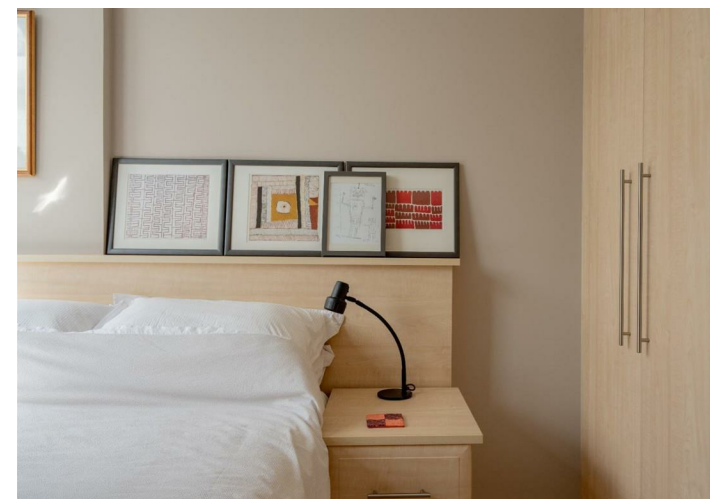
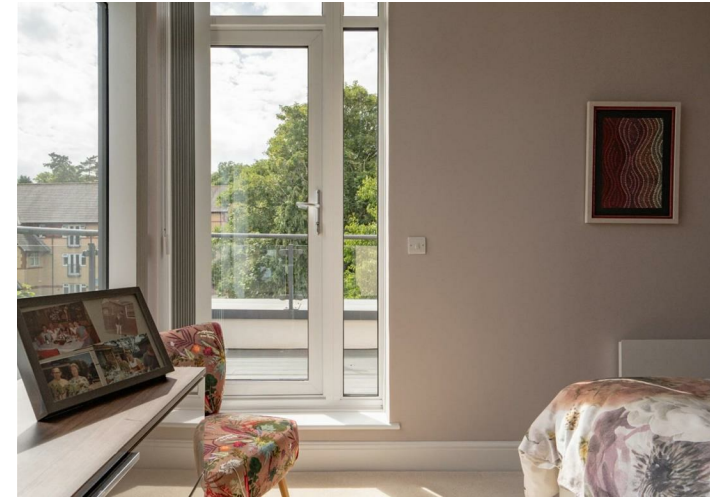
£750,000

A rather special and spacious beautifully light two double bedroom penthouse apartment with two large roof terraces and stunning Channel and park views. The property was built in 2010 and has been subsequently much improved by the current owners. The property itself is beautifully light and flows very well. Comprising hallway with cloaks cupboard, large open plan living/dining/kitchen area with Sigma 3 Masterclass kitchen, two double bedrooms (with fitted wardrobes), two new high quality bathrooms. The property has stunning views looking out across the Channel and out towards the Somerset coastline, to the south and west looking towards Bridgeman Road and Alexandra Park, the town can be easily access through the park. Electric heating with new radiators plus some underfloor heating, double glazing, quality flooring. Leasehold.

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**Communal Area**

The property can be accessed from either the undercroft parking area or the rear pedestrian access.

The main entrance is well presented and has a secure entrance. The hallway leads through to inner lobby with access to the lift servicing all floors.

**Hallway**

Attractive front door to a beautifully presented hallway, completely re-tiled floor, new electric slimline radiator, large cloaks cupboard with access to fuse box, airing cupboard with large insulated hot water tank (installed 2019) and active ventilation system, entry phone, loft access. Half glazed veneered double doors lead through to the open plan lounge/dining/kitchen.

**Open Plan Lounge/Dining/Kitchen**

8.32m x 6.6m (max) (27'3" x 21'7" (max))  
This is a stunning room is flooded with light. Full height windows and doors looking out towards the Channel, Bridgeman Road and up towards Alexandra Park. The living room has three full height windows and uPVC double glazed door leading out to a very large private roof terrace with stunning Channel views. The living area is carpeted and is beautifully presented, contemporary electric fire, bespoke built-in storage and shelving/media wall.

5.14m x 3.80m (16'10" x 12'5")  
The kitchen/breakfasting area has been completely renewed, it is a Sigma 3 Master Class kitchen (2019) comprises a number of fitted cupboards and pan drawers, full height fittings to one corner, high efficiency corner cupboards, beautiful composite pale stone worktops and island, built-in composite sink with Quooker boiling hot water tap, Neff appliances include a large induction hob, two ovens (one a combination microwave with a matching warming drawer beneath). Beautifully Amtico flooring, mirror splashback, brushed stainless steel switches, sockets, USB ports, integrated fridge, freezer, dishwasher and washer/dryer.

**Bedroom 1**

3.70m x 3.40m (12'1" x 11'1")  
The principal bedroom has full height powder coated double glazed floor to ceiling windows and door with fitted blinds giving access to a south/west facing 'wrap around' terrace with lovely views. Carpet, new slimline radiator, three large built-in wardrobes.

**En-Suite Shower Room 1**

2.60m x 1.97m (8'6" x 6'5")  
This en-suite shower room has been completely renewed and tiled. Large shower enclosure with low profile shower base and toughened shower screen, rainfall shower plus hand held or mounted shower attachment, recess shower controls, built-in seat, high quality acrylic stone effect splashbacks, Roca wash hand basin and wc, both in white with chrome fittings and concealed plumbing. Large mirror, shaver point, recessed downlights, active extraction, column radiator, high gloss white wall cupboard, electric Pro Warm underfloor heating (installed 2021).

**Bedroom 2**

3.46m x 3.20m (11'4" x 10'5")  
A second double bedroom. Double glazed full height window and door leading out to rear terrace with lovely views of Alexandra Park and the surrounding properties in Bridgeman Road. Beautifully presented, carpet, suite of built-in furniture in including bedside tables and headboard, two large wardrobes, dressing area, original slimline electric radiator. Area for home working/study.

**En-Suite Shower Room 2**

2.40m x 2.0m (7'10" x 6'6")  
Recently upgraded comprises large shower enclosure with low profile shower base and toughened shower screen, rainfall shower and wall mounted shower attachment, recessed controls, high quality waterproof acrylic wall boarding, contemporary Roca wash hand basin and wc, both in white with chrome fittings and concealed plumbing. Large mirror, shaver point, downlighting, active extraction, chrome ladder radiator, attractive oak wall cupboard with glazed shelving, fully tiled floor.

**Outside Space**

The outside areas for this apartment are quite unique. It has a very large front facing roof terrace (10.5m x 7.40m) with absolutely stunning Channel views. The side and rear facing roof terraces can be accessed from both the kitchen and both bedrooms, this rear balcony faces the park, both have replaced Timber Tech composite flooring (replaced in 2021), matching attractive metal and glass balustrading. External lights to both terraces, power point to front terrace.

**Parking**

The property has secure undercroft parking with two large parking spaces (the current owners are using one space for parking and the other for two large storage units, power and light. This area can be accessed via the lift, it can also be accessed from the main hallway (the door is in front of you as you enter the inner lobby).

**Lease Details**

Lease 999 years from 2010.  
Service charge £258 per month.  
Ground rent £200 p.a. (paid half yearly Jan- June/July-Dec).  
The freeholder is Abacus Land Four Limited.  
The property is self managed via a management company Balmoral Keys Management Co Ltd.

**Council Tax**

Band H £4,248.02 p.a. (25/26)

**Post Code**

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