



**Kingston House John Batchelor Way, Penarth, Vale of Glamorgan CF64 1SD
£239,950**

An opportunity to acquire a spacious ground floor apartment situated on Penarth Marina overlooking the communal grounds and with side views of The Bay. Two double bedrooms, one with en-suite shower room. The lounge/dining room has two large arched windows allowing plenty of light to the room. A well fitted kitchen is adjacent but would benefit from some refurbishment. The bathroom and en-suite would also benefit from being updated.

Allocated and visitor parking available. The apartment is offered for sale with no ongoing chain.

Penarth Marina has restaurants and coffee shops together with a Tesco store. Cogan train station is a short walk away so an easy commute to Cardiff, The Vale and beyond.

Penarth Town centre, Penarth Esplanade and International Sports Centre are also close at hand together with M4 and City links.

Communal Entrance

Secure entry. Stairs to all floors. Mail boxes. The apartment is located on the ground floor.

Inner Hallway

Entered via a solid wood door. Coved ceiling and light. Door entry phone. Fuse box. Radiator. Central heating thermostat. Storage cupboards with shelving and hanging space, one with wooden double doors. Doors to all rooms.

Lounge/Dining Room

16'11" max x 14'7" max (5.16m max x 4.45m max)

Good size reception room with two large double glazed arched windows overlooking the communal grounds and with views of Cardiff Bay. Decorative coved ceiling, rose and light. Radiator. Television point.

Doorway to:

Kitchen

10'2" x 8'0" max (3.12m x 2.46m max)

Fitted with a range of wall and base units with work tops incorporating a one and a half bowl sink unit with mixer tap over. Built-in fan assisted electric oven and grill. Four ring gas hob and extractor fan over. Cupboard housing gas fired combination boiler. Plumbing and space for appliances. Tiled splashbacks. Cushion flooring. Decorative coved ceiling and light. Double glazed window.

Master Bedroom

12'4" x 8'9" max to wardrobes (3.76m x 2.69m max to wardrobes)

Fitted with floor to ceiling wardrobes to one wall with shelving and hanging space. Double glazed window. Radiator. Decorative coved ceiling, rose and light.

En-Suite

7'10" max x 5'6" max (2.39m max x 1.68m max)

Fitted with a suite comprising, fully tiled shower enclosure and shower fittings. Vanity unit incorporating a wash hand basin. Close couple w.c. Tiled splashbacks. Decorative coved ceiling and light. Radiator. Ceramic tiled flooring.

Bedroom Two

10'0" x 8'11" (3.07m x 2.72m)

Double glazed window to rear aspect. Radiator. Decorative coved ceiling, rose and light.

Bathroom

6'9" x 6'2" max (2.08m x 1.88m max)

Fitted with a suite comprising, bath with side panel. Close couple w.c. Vanity unit incorporating a wash hand basin. Tiled splashbacks. Coved ceiling, light and extractor. Ceramic floor tiles.

Additional Information

****Please note photos were taken prior to current tenancy. The property is being sold with no onward chain. New photos will be uploaded once restrictions have eased.

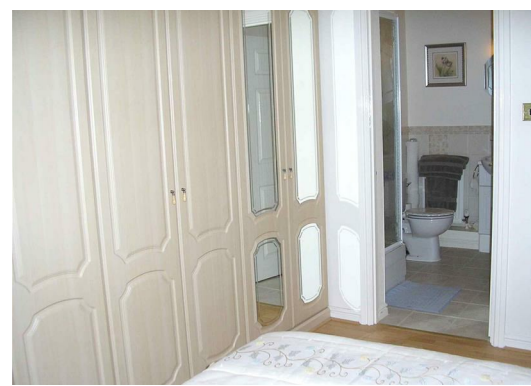
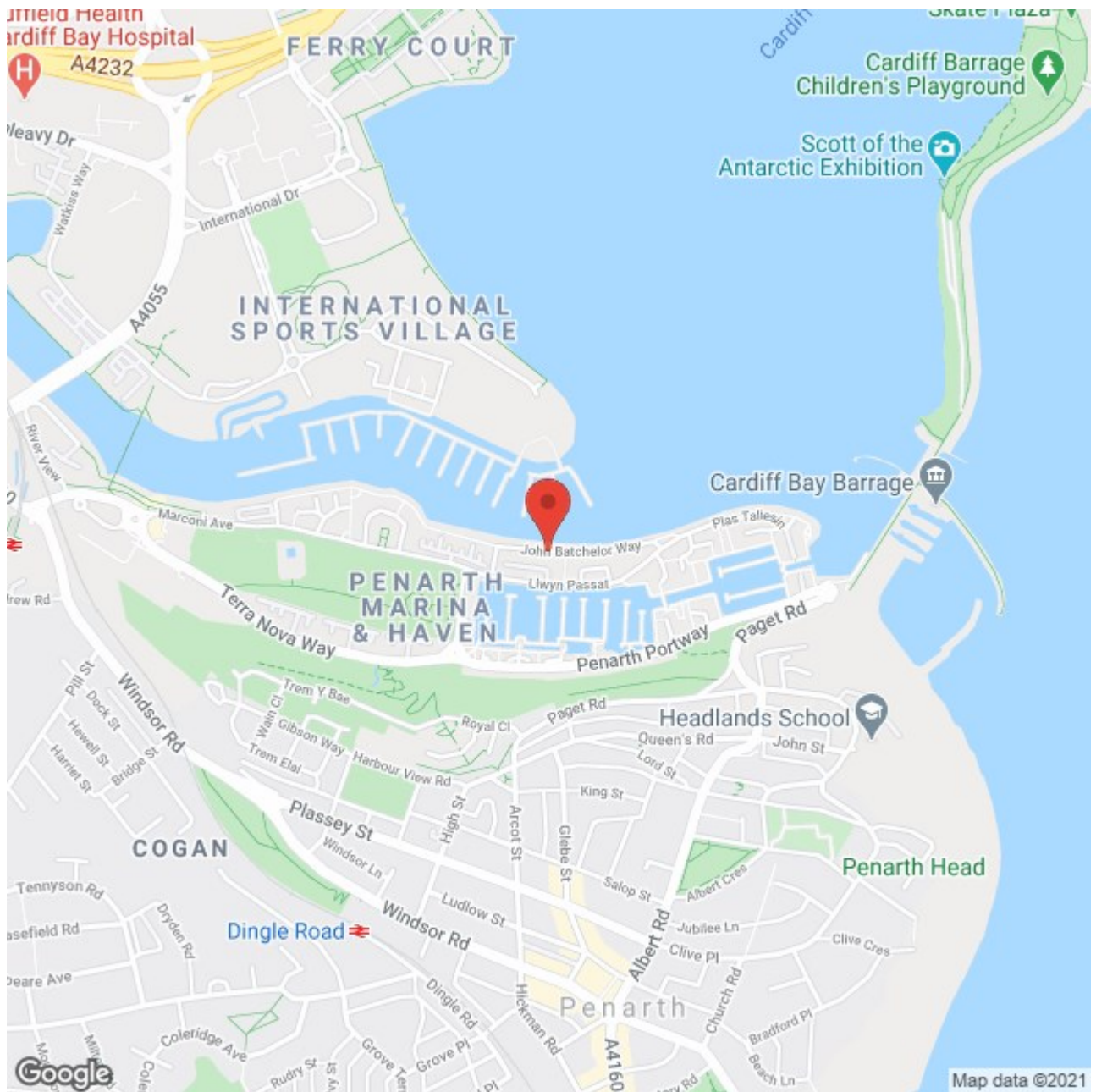
Ground Rent is £65 per half year

Monthly maintenance fees are approx £87

We have been informed that the apartment is Leasehold 125 years from 1997

Proof Details





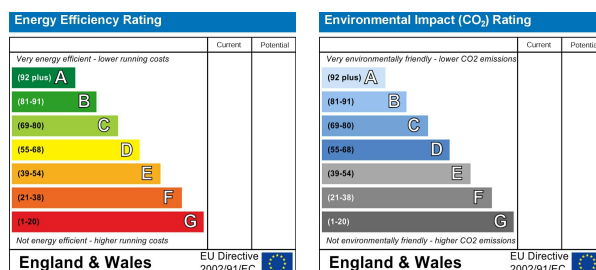


9A Royal Buildings, Penarth, CF64 3ED

Tel: 0292 041 5161

sales@acjproperties.com

www.acjproperties.com



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