

# 20 The Anchorage, River Walk

Penarth, The Vale Of Glamorgan, CF64 1SX



A very well presented two bedroom third floor flat with impressive views up the River Ely towards Penarth Marina and Cardiff Bay. Available immediately on an unfurnished basis, the property comprises an open lounge / dining / kitchen area, balcony, two double bedrooms and a bathroom. There are two allocated parking spaces in the gated parking area and the property also benefits from some well manicured communal gardens. Shops, pubs and restaurants are only a short walk away, with access to Penarth Marina and Cardiff being very convenient. No pets. No smokers. EPC: B.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

Est. Penarth 1969

**£850 PCM**

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
Tel: 029 20 702622 | [info@davidbaker.co.uk](mailto:info@davidbaker.co.uk) | [www.davidbaker.co.uk](http://www.davidbaker.co.uk)

## **Accommodation**

### **Entrance Hall**

Fitted carpet. Built-in cupboard. Coved ceiling. Wall mounted electric heater. Power points.

### **Lounge 11' 5" x 13' 9" (3.47m x 4.19m)**

An excellent living space, open to the kitchen and with impressive water views towards Penarth Marina and Cardiff Bay. Fitted carpet. Coved ceiling. Wall mounted electric heater. Power points. TV point. uPVC double glazed double doors and windows leading onto the balcony.

### **Kitchen 11' 5" x 9' 10" (3.47m x 3m)**

Ceramic tiled floor. Fitted wall and base units with granite work surfaces, upstands and gloss doors. Integrated Bosch oven and grill, Smeg four zone electric hob. Plumbing for dishwasher and washing machine. Integrated counter level fridge and freezer. Extractor hood. One and a half bowl inset sink. Coved ceiling. Recessed lights. Power points.

### **Bedroom 1 8' 2" x 12' 5" (2.49m x 3.79m)**

Double bedroom with fitted carpet, built in wardrobes, uPVC double glazed window with water views, wall mounted electric heater, power points and a TV point.

### **Bedroom 2 8' 11" x 12' 10" (2.71m x 3.92m)**

Another double bedroom with water views. uPVC double glazed window. Fitted carpet. Fitted wardrobe. Wall mounted electric heater. Power and TV points.

### **Bathroom 6' 4" x 5' 9" (1.93m x 1.74m)**

A stylish, modern bathroom. Suite comprising a walk-in shower with mixer shower, wash hand basin with storage and a WC. Heated towel rail. Part tiled walls. Extractor.

## **Outside**

### **Balcony**

The property benefits from a balcony accessed from the lounge, with space for table and chairs and excellent water views directly down the River Ely towards Cardiff Bay and the Bristol Channel.

### **Parking**

The property benefits from two allocated parking spaces in the gated car park.

## **Additional Information**

### **Availability**

The property is available immediately on an unfurnished basis. Applicants must provide proof of total combined earnings of at least £28,050 in order to pass the application process in terms of affordability.

### **Council Tax Band**

The Council Tax band for this property is E, which equates to a charge of £2,025.82 for the year 2020 / 2021.

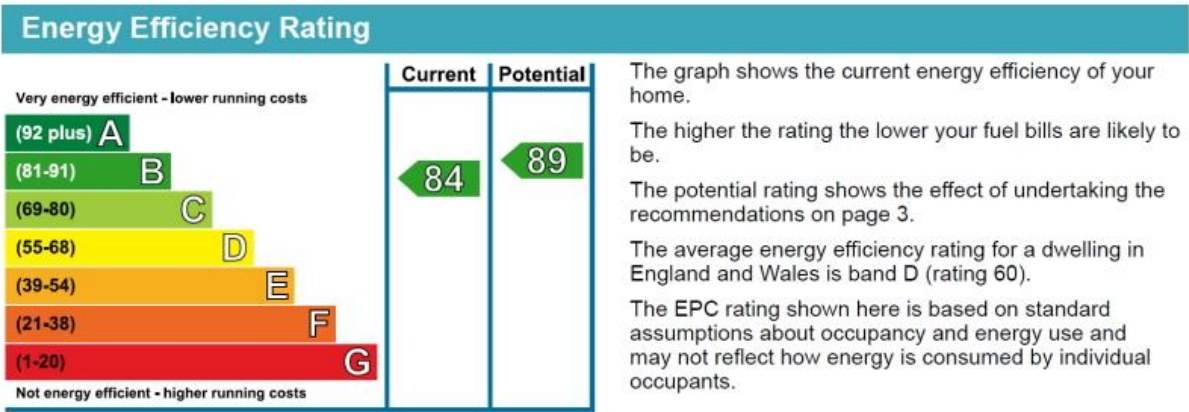
### **Our Fees**

For all tenancies, we require rent paid one month in advance. Prior to the commencement of any tenancy, tenants must pay, in cleared funds, the first months rent unless otherwise agreed. A further payment of one months rent plus £100 is also due as a security deposit, this payment will be held in the Government backed TDS scheme. Details of the Tenancy Deposit Scheme can be found at their website, [www.tenancydepositscheme.com/](http://www.tenancydepositscheme.com/). David Baker & Company is a member of The Property Ombudsman. David Baker & Company is a member of a Client Money Protection scheme operated by Client Money Protect (CMP).

**Approximate Gross Internal Area**  
624 sq ft / 57 sq m.

**Notes**  
Pets are not permitted. No smokers.

**Energy Performance Certificate**



**Floor Plan**

