

# 32 Alexandra Court

The Esplanade, Penarth, Vale of Glamorgan, CF64 3LA



A very well presented two bedroom, second floor flat, in a very popular modern development located on the Esplanade in Penarth. Just a short walk through Alexandra Park to Penarth town centre, and with Penarth beach on the doorstep, this property offers spacious accommodation and is in excellent condition throughout. Comprises the hall with built-in cupboards, the living / dining room partly open to the kitchen, the two bedrooms and two bathrooms - one an en-suite to the main bedroom. There is an allocated space in the gated parking area, and the building has a communal gym and a lift to all floors. Viewing advised. EPC: B.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£225,000**

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## **Accommodation**

### **Hall**

Front door from the communal hall. Built-in cupboard with fitted shelving. Tiled floor and fitted carpet. Open to the living room and with doors to the bedrooms and main bathroom. Additional built-in cupboard - this time with hot water cylinder and fitted shelving.

### **Living / Dining Room** *10' 7" x 18' 8" into bay (3.23m x 5.7m into bay)*

A spacious living room with dining space, open to the kitchen and with a uPVC double glazed bay window to rear which has a pleasant westerly aspect for afternoon sun. Part tiled floor and part fitted carpet. Coved ceiling. Power points and TV point.

### **Kitchen** *5' 4" x 10' 0" (1.62m x 3.05m)*

Part open plan from the living room. Fitted wall units and base units with laminate work surfaces. Integrated appliances including an electric oven and grill, four zone electric hob, extractor hood and fridge freezer. Plumbing for washing machine and dishwasher. Single bowl stainless steel sink with drainer. uPVC double glazed window to the rear. Part tiled walls. Power points.

### **Bedroom 1** *10' 2" x 15' 9" (3.1m x 4.8m)*

A large double bedroom with uPVC double glazed window to the rear of the building and extensive fitted wardrobes and drawers. Fitted carpet. Coved ceiling. Power points. Door to the en-suite.

### **En-Suite** *7' 0" x 5' 4" (2.13m x 1.63m)*

Suite comprising a corner steam shower cubicle, WC and sink. Extractor fan. Fitted cabinet with mirrored door. Vinyl tiled floor. Extractor fan.

### **Bedroom 2** *6' 10" x 10' 6" (2.08m x 3.19m)*

A very well-proportioned single bedroom with wood effect vinyl flooring and a uPVC double glazed window to the rear of the building. Coved ceiling. Power points. Fitted wardrobe.

### **Bathroom** *5' 5" x 7' 8" (1.65m x 2.33m)*

A fully tiled bathroom with a suite comprising a panelled jacuzzi style bath with hand shower fitting, a WC and a pedestal sink. Heated towel rail. Fitted mirror to one wall.

### **Communal Facilities**

The Alexandra Court development includes a gym, for the use of the residents, and a lift to all floors. To the rear of the building is a gated car park, with Flat 32 having one allocated parking space.

## **Additional Information**

### **Tenure**

The property is leasehold (WA572799) with a term of 999 years from the 29 September 1989 (963 remaining).

### **Council Tax Band**

The Council Tax band for this property is D, which equates to a charge of £2124.01 for 2025/26.

### **Service Charge and Ground Rent**

We have been informed by the seller that the current service charge and ground rent is a combined £2,280.00 per annum.

### **Approximate Gross Internal Area**

628 sq m / 58.3 sq ft.

### **Utilities**

The property is connected to mains electricity, water and sewerage services and has electric heating.

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Floor Plan











