

4 Windsor Court

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



An extremely well presented and heavily improved (in 2018) three bedroom first floor flat in this very popular building opposite the Penarth Pier Pavillion on The Esplanade with excellent Bristol Channel views. The property comprises an entrance hall, living / dining room, kitchen, three bedrooms (two of which could be used as an additional sitting room or home office instead), a bathroom and an additional cloakroom with WC. There is one allocated, gated undercroft parking space and balconies that are accessed from the living room and main bedroom. Viewing advised. EPC: D.

**David
Baker & Co.**

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Accommodation

Entrance Hall

Wooden double glazed panel front door. Wood luxury vinyl floor. Large built-in cupboard with plumbing for washing machine and venting for a dryer. Two additional storage cupboards. Coved ceiling. Central heating radiator. Power points. Doors to the bedrooms, bathroom, cloakroom and living room.

Living Room 19' 0" x 12' 0" (5.79m x 3.65m)

A spacious, open plan living / dining room that opens to the kitchen and gives views of the Bristol Channel. Wood effect luxury vinyl floor throughout. Two central heating radiators. Coved ceiling. uPVC double glazed window with fitted pull-up blinds and a uPVC double glazed sliding door onto the balcony. Power and TV points.

Kitchen 9' 1" x 8' 2" (2.78m x 2.5m)

Open from the lounge and with an upgraded fitted kitchen comprising a range of wall and base units with shaker style doors and laminate work surfaces. Tiled floor with electric under floor heating and part tiled walls. uPVC double glazed window with integral Venetian blinds. One and a half bowl counter sunk sink and mixer tap. Integrated appliances including an oven, combi-microwave, four burner gas hob (all Neff), fridge freezer and dishwasher. Wall mounted gas boiler. Recessed lights. Power points with USB socket. Fitted shelving.

Bedroom 1 9' 3" x 14' 6" (2.83m x 4.41m)

Double bedroom with balcony and Bristol Channel views. Fitted carpet. Central heating radiator. uPVC double glazed sliding door onto the balcony with fitted pull-up blind. Coved ceiling. Power points with USB socket.

Bedroom 2 6' 3" x 8' 0" (1.9m x 2.45m)

The second bedroom with water views, but currently used as a sitting room. Two uPVC double glazed windows with fitted pull-up blinds. Central heating radiator. Coved ceiling. Wood effect luxury vinyl floor. Wall mounted flame effect electric fire. Power and TV points.

Bedroom 3 9' 3" x 8' 8" (2.82m x 2.64m)

Fitted carpet. High level uPVC double glazed window with fitted roller blind. Central heating radiator. Coved ceiling. Power points.

Bathroom 8' 11" x 6' 1" (2.73m x 1.85m)

A quality, re-fitted bathroom with suite comprising a large shower cubicle with mixer shower, sliding glass door and a large bespoke, tiled seat, a vanity unit with wash hand basin, WC and storage below. Part tiled walls and tiled floor. High level uPVC double glazed window. Recessed lights. Heated towel rail.

Cloakroom 4' 0" x 2' 5" (1.21m x 0.74m)

WC with wash hand basin. Meter cupboard. uPVC double glazed window. Part tiled walls.

Outside

The property benefits from two sea facing balconies with views, one accessed from the living room (2.68m x 1.65m) and the other from the main bedroom (2.75m x 1.65m) both through double glazed sliding doors. Both balconies have been re-floored with decking, painted and provide excellent sitting space and have outside lights. There is also an allocated parking space in the gated undercroft area.

Additional Information

Tenure

We have been informed by the vendor that the property is held on a leasehold basis with 189 years to run from 1966.

Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £2,707.18 for the year 2023/24.

Service Charge

We have been informed by the vendor that the current service charge is £212.00 per month, £2,544.00 per annum.

Ground Rent

We have been informed by the vendor that there is a peppercorn ground rent of £1 per annum.

Approximate Gross Internal Area

936 sq ft / 86 sq m.

Notes

The 2018 renovation included a full re-wire, new central heating system, re-screeding of the floor and full internal wall and ceiling plastering.

Communal Areas

The building benefits from a very spacious communal entrance hall accessed from The Esplanade, a lift to all floors and some additional storage space on the ground floor. The communal hall has a door that leads through to the car parking area.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan











