

# 6 Windsor Gardens

Windsor Road, Penarth, The Vale Of Glamorgan, CF64 1JJ



A brand new, purpose built two bedroom first floor luxury apartment located in this high quality central Penarth development of 21 properties. The property, due for completion in Summer 2024, features an open plan living / dining space with kitchen, two double bedrooms and two bathrooms. Benefits from an all important undercroft parking space. Viewings now available. EPC: B (predicted).

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£360,000**

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**

### **Hall**

#### **Kitchen / Living Space 24' 11" x 12' 2" max (7.6m x 3.7m max)**

An open plan living and dining space with kitchen and windows to the front overlooking Windsor Road. The premium Avana kitchen is finished with black matt trim and comprehensive integrated appliances.

#### **Bedroom 1 16' 1" x 9' 2" (4.9m x 2.8m)**

Double bedroom with en-suite shower room and fitted wardrobes.

### **En-Suite**

A Mandarin Stone tiled bathroom with Tissano bathroom suite comprising a shower, WC and wash hand basin with vanity unit.

#### **Bedroom 2 11' 6" x 10' 2" (3.5m x 3.1m)**

The second double bedroom, this time with double glazed windows to the rear overlooking the central courtyard.

### **Bathroom**

Bathroom with a quality Tissano fitted bathroom, comprising a bath tub, WC and wash hand basin with vanity unit. Mandarin Stone tiled floor and walls.

## **Outside**

The property benefits from a space in the undercroft, gated car park.

## **Communal Facilities**

The development will have a central zen garden and on-site gym with Peloton bikes and a bike store.

## **Additional Information**

### **Tenure**

Once complete, the property will be held on a leasehold basis with a 250 year lease.

### **Service Charge**

TBC - but the service charges will be calculated based on the relative size of the property within the development.

### **Council Tax Band**

TBC

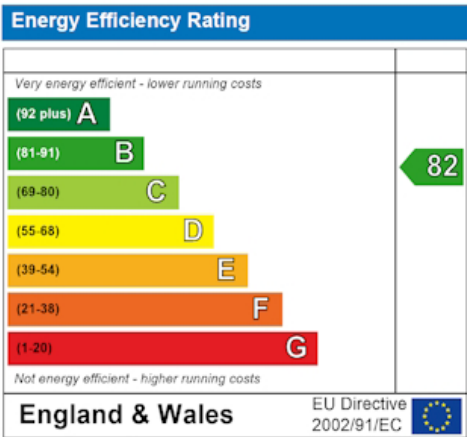
### **Approximate Gross Internal Area**

780 sq ft / 72.5 sq m.

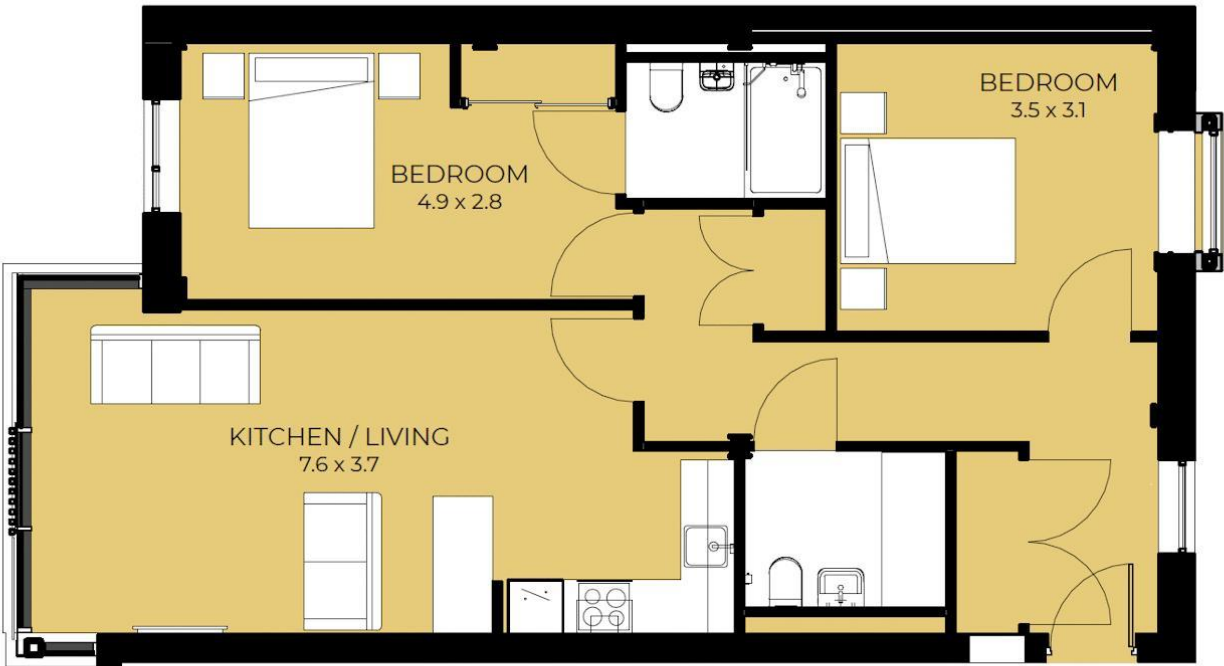
### **Notes**

The development has been completed with environmental and efficiency considerations in mind with an energy efficient building fabric, modern heating, venting, and electrical installations, water conservation measures and electric car charging points. Each flat has solar panel assisted electric heating.

Energy Performance Certificate



Floor Plan



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