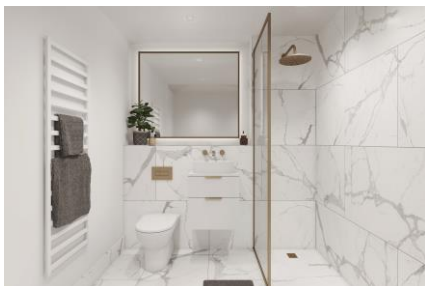


1 Windsor Gardens

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



A brand new, two bedroom ground floor apartment with its own terrace, located very close to Penarth town centre as part of 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 the terrace as well as an all important undercroft parking space. Viewings now available. EPC: B (predicted).

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£365,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
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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. Access onto the private terrace.

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 private terrace accessed from the first bedroom, as well as 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

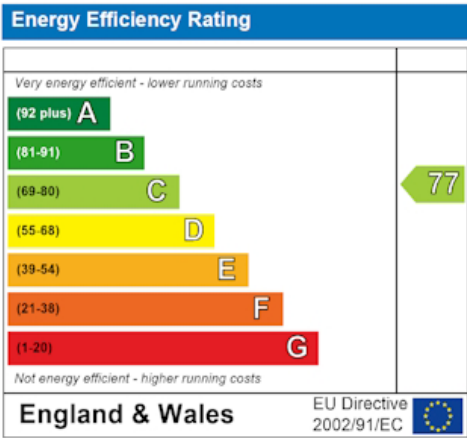
Approximate Gross Internal Area

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

