

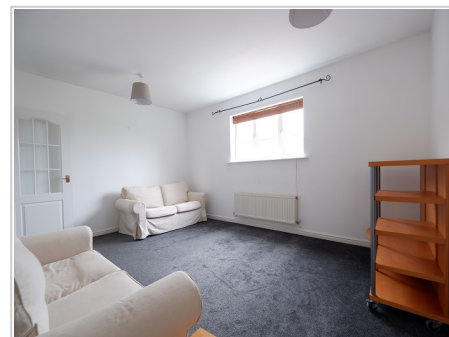
30 The Slipway,
Terra Nova,
Penarth Marina,
The Vale Of Glamorgan.
CF64 1SR

199,500



- Large top floor apartment
- 2 bedrooms & spacious living area
- Kitchen with dining area
- Share of freehold & low service charge
- Gas fired central heating with combi boiler
- Close to restaurants and local amenities
- Cycle or walk to Cardiff Bay via the barrage
- Penarth town centre easily accessible
- Dedicated parking space

Ref: PRA11187



Viewing Instructions: Strictly By Appointment Only

General Description

Large 2 double bedroom top floor apartment with dedicated and visitor parking. Share of freehold & low service charge. Gas fired central heating. Fantastic location close to amenities. Walk into Penarth town centre, cycle to the Bay or catch the water bus to Mermaid Quay.

Accommodation

Hallway

Entrance door with spy hole.

Small lobby.....useful area for cloaks and accommodating the electrical consumer unit.

Further door the inner hallway with door entry system and doors leading to the living room, kitchen, both bedrooms and the bathroom.

Central heating thermostat.

Fitted carpet.

Living Area (15' 11" Max x 14' 9" Max) or (4.85m Max x 4.50m Max)

Well proportioned living area with broad window and elevated views.

Fitted carpet.

Kitchen/Diner (11' 10" Max x 9' 4" Max) or (3.60m Max x 2.85m Max)

Generous kitchen with space for a dining table and chairs.

Wall and base units forming an 'L' shape, work tops and a one and a half stainless steel sink and drainer with mixer tap.

Fitted oven and four burner gas hob with extractor hood over.

Space for a fridge / freezer and space / plumbing for a washing machine or dishwasher.

Wall mounted combination boiler.

Vinyl floor covering.

Bedroom 1 (12' 8" Max x 10' 8" Max) or (3.85m Max x 3.25m Max)

Double bedroom with built in wardrobes.

Fitted carpet.

Bedroom 2 (9' 8" Max x 9' 0" Max) or (2.95m Max x 2.75m Max)

A second double bedroom

Built in wardrobes.

Fitted carpet.

Bathroom

Comprising a panelled bath (shower and shower screen over) WC and wash hand basin.

Tiled walls in part, vinyl floor covering and mirrored wall cabinet.

Window with opaque glass.

Radiator.

Car Parking

There is a single dedicated parking space allocated to the apartment.

There is also generous visitor parking available.

Additional Information

The owner has a share of the freehold.

No ground rent is payable.

The service charge runs at c.£912 per annum (£76 per calendar month).

Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating:75

Tenure

We are informed that the tenure is Share of Freehold

Council Tax

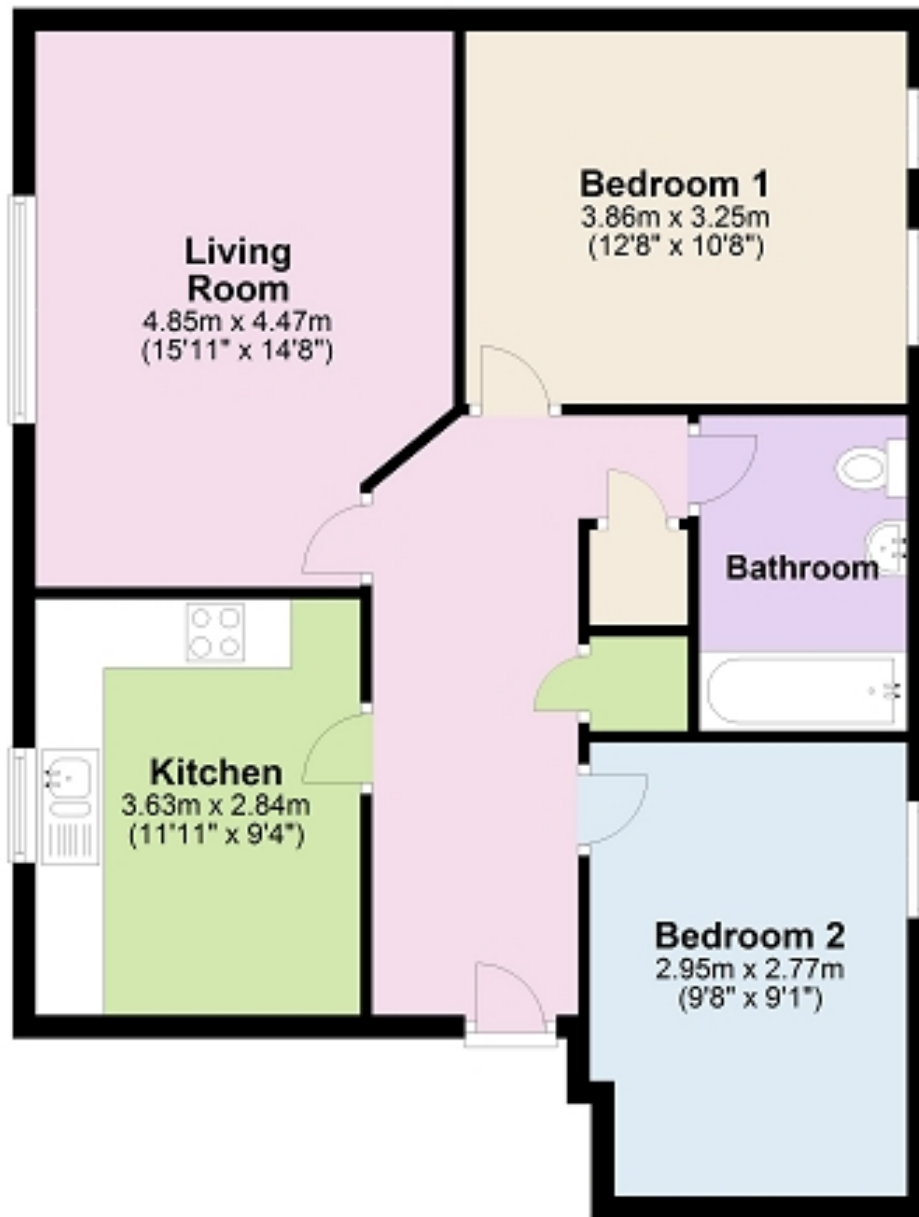
Band D





Ground Floor

Approx. 68.1 sq. metres (733.5 sq. feet)



Total area: approx. 68.1 sq. metres (733.5 sq. feet)

For illustration purposes only - not to scale

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.