



# Apartment 15 The Anchorage, River Walk, Penarth, South Glamorgan. CF64 1SX

- NEW INSTRUCTION
- 2 DOUBLE BEDROOMS
- SECOND FLOOR APARTMENT
- BALCONY OFF LIVING AREA
- ALLOCATED CAR PARKING SPACE
- VACANT POSSESSION



## PROPERTY DESCRIPTION

Squarefoot are pleased to be able to offer for sale this very well presented , second floor property, in a very popular location , with lovely river views from a good size balcony off the living area. The property offers a large open plan living /kitchen area, with two double bedrooms , family bathroom and storage cupboard .Sold with vacant possession . The private block is very well maintained with gated access for pedestrians and access to the car park which is at the rear of the building. The location of this property is ideal for those looking to live near Penarth with all amenities on offer, plus it is also very accessible to Cardiff Bay and all nearby restaurants/supermarkets.

The property also offers lifts to all floors, one allocated parking space and limited spaces for visitors. Energy Rating C

Available to view immediately.



## ROOM DESCRIPTIONS

### LIVING/KITCHEN

Large open plan living/kitchen space, with double doors leading to a balcony with river views, offering a great amount of natural light .The kitchen offers a generous amount of workspace, and integrated electric oven/hob, fridge freezer and washer dryer , with a variety of both wall and base units .

### STORAGE CUPBOARD

In hallway , housing water tank - does offer some space for storage

### BEDROOM

Large bedroom with window to front.  
Built in wardrobes and storage unit .

### BEDROOM

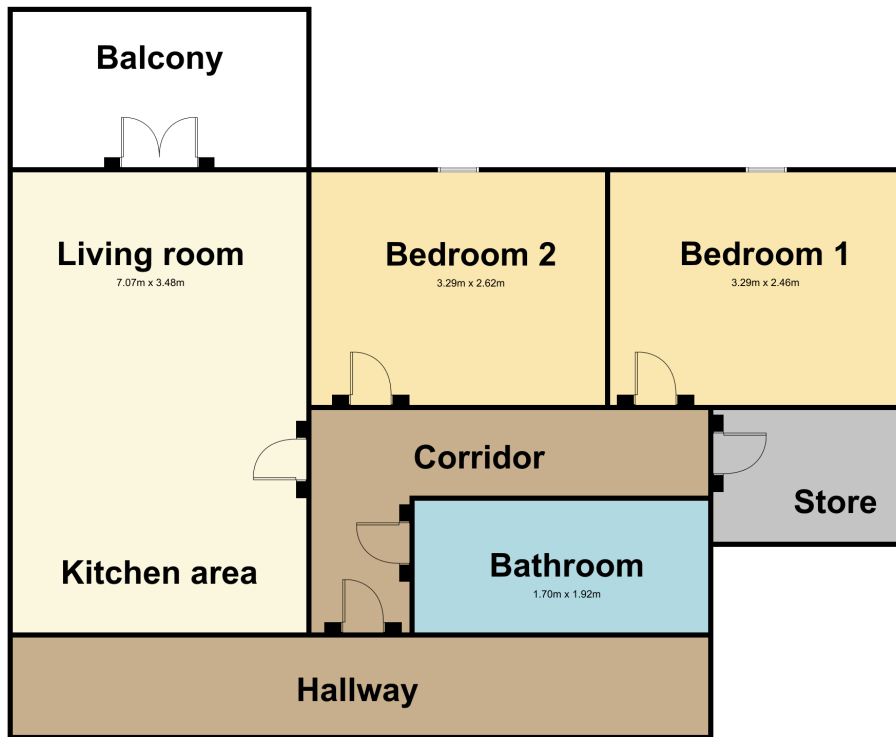
Large bedroom , with window to front of the property.  
Double built in wardrobes

### BATHROOM

Offering shower over bath, pedestal sink, WC and storage cupboard to wall .



# 15 The Anchorage



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission, or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Taurgo.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>80</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

South Wales  
 198, Cowbridge Road East, Cardiff, CF5 1GX  
 02920 990088  
 tara@squarefootagents.co.uk