



# Go on... you deserve it

## **Kitchens and Bathrooms**

Every loft has a contemporary kitchen installed by local craftsmen, individually designed for modern living. Fully fitted with washer /dryer, dishwasher, hob, oven, extractor fan and fridge/freezer.

These modern bathrooms are fully tiled with large mirrors, hidden plumbing, quality suspended wc and panel bath, designer chrome fittings and laminate flooring.

## **Loft Living**

Loft living is a growing trend which allows people the flexibility to live as they wish. It also means there is no wasted space with corridors or partitions. Loft-co specialises in these developments. The design allows for sleeping, living and cooking areas to form naturally within the unit. You'll be the envy of your friends with this great area in which to entertain, live and work.

There are roof terraces to each apartment which give an outdoor private space with incredible views over Penarth and the Bristol Channel.



Close to ...

- Cardiff City Centre
- Penarth Marina
- Seaside on your doorstep
- Easy links to M4 motorway
- 5 minutes drive from Cardiff Bay

Contact:

[www.loft-co.com](http://www.loft-co.com)

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LLOFFTS

**WASHINGTON**

Pamper yourself...

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**WASHINGTON**

# Live the Life...

## Llofts Washington

Washington Lofts is a new and exciting development in the heart of Penarth Town Centre. These 6 luxury duplex apartments will have fantastic views over Penarth and the Bristol Channel.

These lofted apartments will have the benefit of all Penarth's town centre amenities, including good links with Cardiff City Centre. Each apartment will have 2 roof terraces and secure parking to the rear. They will be finished to a high standard and provide very stylish accommodation.

The contemporary art deco architectural design will be a new landmark for the area. The duplex apartments will be individually tailored to include:

- underfloor heating
- designer bathrooms fittings
- fully fitted kitchens including washer/dryer, dishwasher
- video entry phone system
- laminate flooring to living room and kitchen
- carpet to mezzanine bedroom
- roof terraces to both levels
- secure car parking to rear





### **Tenure**

The luxury apartments are to be sold on long leases with an initial ground rent of £250 plus a service charge to cover cleaning, general maintenance, sinking fund, insurance etc.

### **Prices**

On application

### **Special Features**

- Security video entry phone system
- Secure car parking
- Fully fitted kitchens including washer/dryer, fridge/freezer
- Designer bathroom fittings
- Laminate flooring
- Roof terraces to all lofts
- Underfloor heating
- Panoramic views over Penarth and the Bristol Channel
- Good local amenities

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**2nd Floor**

**Mezzanine to 2nd Floor**

Loft	2nd Floor	Balcony	Mezzanine	Balcony	Total Area (including balconies)	
	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
1	45	19	20	16	100	1050
2	48	11	23	8	90	950
3	48	12	25	10	95	1000
4	52	11	27	10	100	1065
5	48	12	25	10	95	975
6	45	12	17	16	90	950