



Loft living started in New York in the 1960's when imaginative people saw the potential of the city's under-used Victorian buildings and began to recycle the wealth of commercial properties into spacious and interesting living spaces.

Windsor Lofts stays true to this principle. Unlike some city centre developments which are nothing more than a 'nod' in its direction. These listed Victorian offices are being sensitively developed with pride, to provide exciting and innovative living space.



new trends in

living space

The apartments retain original beams and roofing from the nineteenth century, providing a light, airy and spacious living space.

Situated in the heart of Penarth town centre, there is a sense of vibrancy which one gets from living within the centre. Shops and restaurants are close by and good public transport to Cardiff is available.



wet rooms

Modern bathrooms fully tiled with white mosaic tiles, fitted mirrors, hidden plumbing, suspended w.c and walk-in shower, quality chrome fittings, rubberised welded floor.



living space



kitchens

Every loft has a contemporary kitchen installed by local craftsmen, individually designed for modern day living. Fully fitted kitchens with stainless steel work surfaces, stainless steel oven, 4 burner fitted hobs with wok burner and stainless extractor canopy.



mezzanine floors

First Floor

We have created useful storage space above the kitchen, with glazed panelling and retractable ladder.

Second Floor

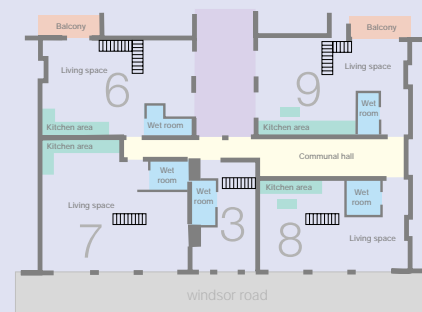
We have utilised the large attic space by creating attractive mezzanine areas with metal staircase and balustrade with modern handrail and glazed panels, giving one maximum flexibility to use as a sleeping area, gym or work area

Some of the images used are for style purposes only, and are not representative of the actual decoration or fittings. Measurements are approximate.

1st floor



2nd floor



	first floor m2	second floor m2	mezzanine m2	total m2 (sq. ft)
loft 1	56			56 (597)
loft 2	73*			73 (785)*
loft 3	27	27	31	85 (914)
loft 4	58*			58 (624)*
loft 5	64			64 (689) ^b

	first floor m2	second floor m2	mezzanine m2	total m2 (sq. ft)
loft 6		61	18	79 (851) ^b
loft 7		77	38	115 (1238)
loft 8		58	41	99 (1065)
loft 9		64	25	89 (958) ^b

(*) +12m² / 130 sq. ft storage area above kitchen with glazed screens and retractable ladder.

(b) includes small balcony

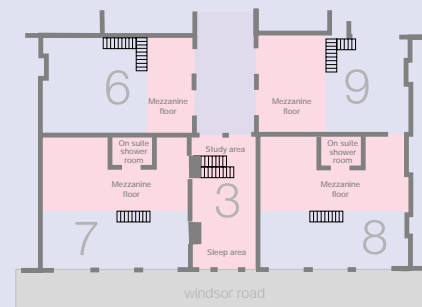
tenure

The properties are to be sold on 125 year leases with an initial ground rent of £50, rising £25 every 25 years. There will be a service charge to cover window cleaning, cleaning of common parts, general repair and maintenance, sinking fund and insurance.

prices

Prices are on application, please e-mail us info@loft-co.com

2nd floor mezzanine



www.loft-co.com



living space

features

- security video entry scheme
- fully fitted kitchens with stainless steel worktops
- mosaic tiled bathroom and walk-in shower
- fully carpeted
- lofts 6, 7, 8 and 9 have mezzanine floors
- balconies to lofts 5, 6 and 9
- integral sound scheme has been installed to allow the occupier to install speakers in areas of the apartment to avoid unsightly wiring
- ntl for all communications and entertainment requirements
- combination gas central heating
- high specification sound and fire-proofing system, incorporated within the original timber suspended floor
- designated work station area



Cardiff 5 miles

- trains every 15 minutes
- buses every 20 minutes
- cardiff airport 30 minutes



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live & work