



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

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**Monday – Friday**  
9am – 5.30pm  
**Saturday**  
9am – 5pm

**SHEPHERD SHARPE**



## Flat 2, Vista Court

Penarth CF64 1DW

**£1,100 Per Month**

Situated on the northern fringe of Penarth town in this established popular modern development of apartments is this lovely first floor flat with stunning Bay, Channel and city views. Comprises, hallway with deep cloaks, large lounge, kitchen, two double bedrooms and shower room. uPVC double glazing, gas central heating, new carpets, decorated throughout, allocated parking, front garden and decking area.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Entrance Hall**  
Stairs to landing, storage cupboard, new carpet.

**Living Room**  
12'1" x 15'11" (3.69 x 4.86)  
Spacious living room with stunning views of Cardiff Bay. New Carpet, radiator. Sliding doors with Juliet balcony to rear.

**Kitchen**  
7'6" x 9'11" (2.30 x 3.025)  
Well presented kitchen comprises, white units with contrasting work wooden worktops, stainless steel sink and drainer, oven, gas hob with overhead extractor hood. Washing machine, space for fridge freezer and dishwasher. Window to rear, tile effect flooring.

**Bedroom 1**  
9'0" x 16'0" (2.76 x 4.89)  
Large bedroom with floor to ceiling windows and Juliet balcony. radiator, new carpet.

**Bedroom 2**  
Double bedroom with large built in wardrobe. Window to front, radiator, new carpet.

**Bathroom**  
5'6" x 7'4" (1.70 x 2.26)  
Fully tiled walk in shower room. Mixer shower with enclosure. wash hand basin, w/c, frosted window to side.

**Outside**  
Pretty front garden and decking areas with chairs.

**Council Tax**  
Band E £2,763.76 (26/27)

**Postcode**  
CF64 1DW

**Security Deposit**  
£1,100

**Holding Deposit**  
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Shepherd Sharpe reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

