

1 Osbourne House 7 Clive Crescent

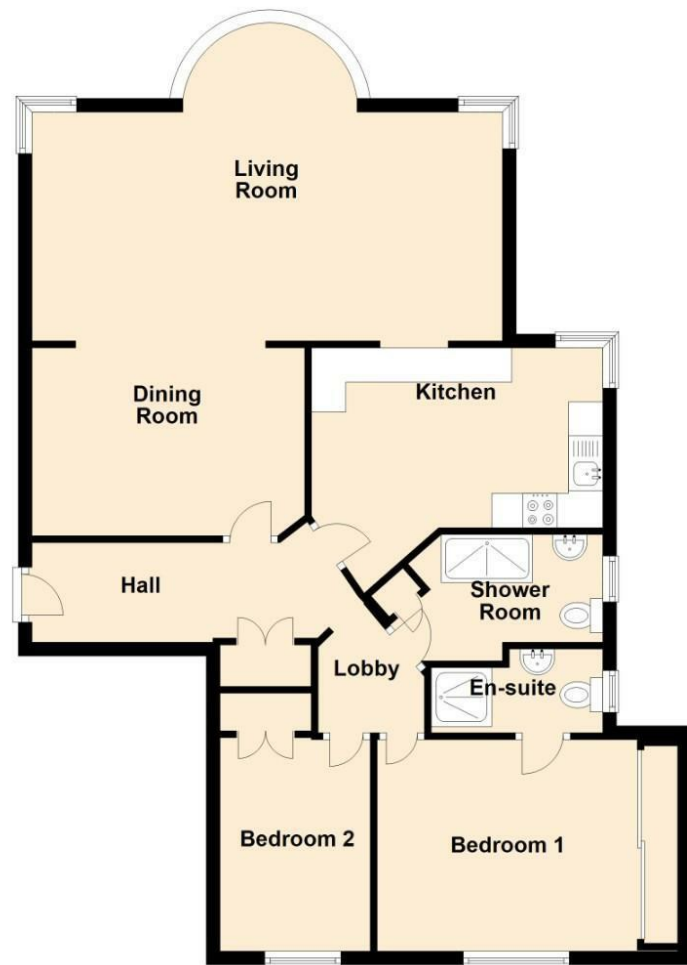


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

Monday – Friday
9am – 6pm
Saturday
9am - 5pm

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

SHEPHERD SHARPE



1 Osbourne House 7 Clive Crescent

Penarth CF64 1AT

£325,000

A spacious two bedroom ground floor apartment situated at the end of Clive Crescent with lovely views looking out across the Channel. Easy access to the town centre. Please be aware there are 20 steps to the front of the property. Comprises communal entrance hallway, private front door to hallway, large lounge/dining room with great views of the Channel, kitchen with integrated appliances, two double bedrooms with fitted wardrobes, en-suite shower room and accessible shower room. Oak flooring to hallway, carpet and tiling, electric heating, uPVC double glazing. Leasehold.



Well presented communal entrance hallway.

Private front door to the apartment.

Hallway

Solid oak flooring, TV entry phone, electric radiator, large store cupboard/cloaks.

Lounge

22'0" x 10'11" plus bay (6.73m x 3.33m plus bay)
uPVC double glazed bay to front with great views.
Open plan to dining room with wide opening.
Coving, carpet, electric radiator.

Dining Room

12'11" x 9'1" (3.96m x 2.77m)
Open plan to living area. uPVC double glazed windows across one side with lovely views out towards the Channel.

Kitchen

13'10" x 8'6" (4.22m x 2.61m)
Fitted kitchen with contrast work top, china sink with drainer and mixer tap, integrated electric oven, hob, extractor, washer/dryer, fridge and freezer. Airing cupboard with large insulated tank plus additional storage, tiled floor and splash back, electric radiator, coved ceiling. Corner uPVC double glazed window to view of gardens.

Bedroom 1

9'6" x 11'8" (2.90m x 3.57m)
uPVC double glazed window to rear. Carpet, electric radiator, mirror fronted wardrobes.

En-Suite

The original fitted en-suite comprising tiled shower enclosure with electric shower fitting, wash basin and wc. Fully tiled electric fan heater, shaver point, electric towel rail. uPVC double glazed window to side.

Bedroom 2

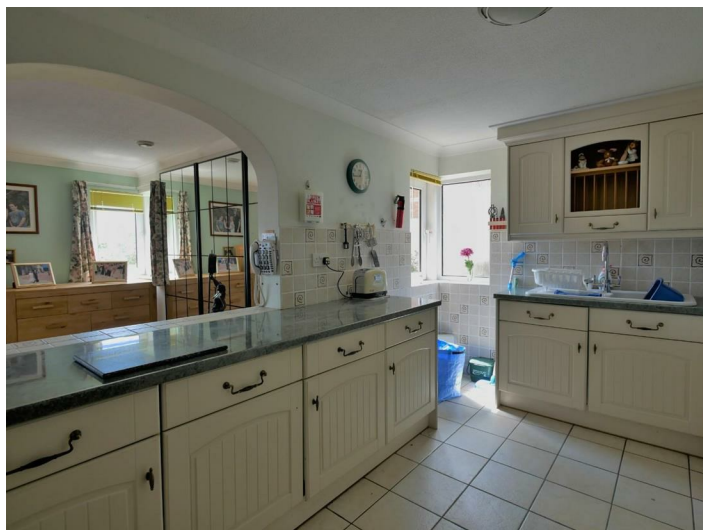
7'8" x 9'10" (2.34m x 3.0m)
uPVC double glazed window to rear. Carpet, wardrobes, electric radiator.

Accessible Shower Room

Formerly a bathroom now an accessible shower room with large shower enclosure with integrated seat, contemporary wash basin and wc both in white. Acrylic wall boarding in marble effect, non slip flooring, shaver point, electric wall heater, mirror cabinet. uPVC double glazed window.

Communal Areas

Pretty landscaped tiered communal gardens, seating areas and terracing, allocated parking accessed from Clive Crescent. There are 20 steps leading up to the front of the property.



Lease Details

Lease 99 years from 1989.

Ground Rent £40 p.a.

Maintenance/Service Charge £2,215.44 p.a.

Council Tax

Band G £2,968.32 p.a. (22/23)

Post Code

CF64 1AT

