

Flat 2, 36 Clive Place

4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

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

SHEPHERD SHARPE



# Flat 2, 36 Clive Place

Penarth CF64 1AW

A top floor fully furnished one bedroom apartment situated in the centre of Penarth close to all local amenities and network links. Comprises entrance hall, front door, stairs to landing, kitchen, lounge, bedroom and bathroom. Fully furnished, Available Immediately.

£925

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





Entrance hall

Kitchen

7'3" x 8'4" (2.221 x 2.564)

Galley style kitchen with gloss units, stained wood worktops, electric hob, sink and drainer. Integrated appliances include oven, under counter fridge, under counter freezer and washing machine.

Lounge

12'8" x 14'4" (3.884 x 4.372)

Bay window to front, sofa, two armchairs. coffee table, TV, various lamps and tables.

Bedroom

8'6" x 15'0" (2.598 x 4.59)

Velux to rear, carpet, double bed, bedside tables, chest of draws and wardrobe.

Bathroom

6'11" x 7'10" (2.13 x 2.39)

Velux to rear, laminate floor, white porcelain toilet and wash hand basin, cubicle with mixer shower.

Council Tax

Band B £1652.01 (25/26)

Security Deposit

£925

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.

