



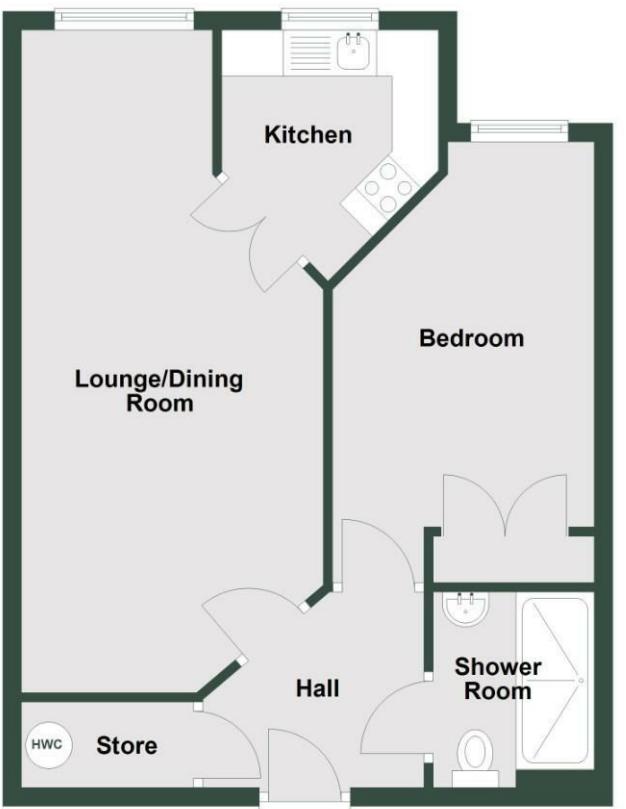
4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

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

SHEPHERD SHARPE

First Floor



Total area: approx. 48.2 sq. metres (519.0 sq. feet)

30 Cwrt Jubilee

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	87
(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	



30 Cwrt Jubilee
Plymouth Road
Penarth CF64 3DQ

£110,000

An attractive first floor west facing one bedroom purpose built retirement apartment found in this established, popular town centre location built by McCarthy & Stone in 2003/2004. A short walk away from local shops, library, bus routes and town centre. Comprising hallway with large walk-in cupboard, lounge/dining room, kitchen, double bedroom with built-in wardrobe, the bathroom has now been converted to a more accessible shower room. The property is purpose built designed for people over 55, house manager, residents' lounge, laundry and guest suite. Electric heating, carpets, uPVC double glazing. Leasehold. NO FORWARD CHAIN.



The main entrance hallway has key fob and security pad entrance, automatic push button doors to the main lounge, lift servicing all floors.

Private front door to hallway.

Hallway

Carpet, panic alarm, security alarm, access to all accommodation, walk-in storage area with shelving, area for cloaks, fuse box, stock cock and pressurised hot water tank.

Lounge/Dining Room

23'5" x 10'7" (7.14m x 3.25m)

A west facing open plan living/dining room. uPVC double glazed window. Period electric fire surround, carpet, Dimplex electric storage heater, coved ceiling.

Kitchen

7'6" x 7'2" (2.30m x 2.20m)

A west facing kitchen. Comprising flat fronted pale wood grain effect units, contrast worktop and tiling, sink and drainer. Split level stainless steel electric oven, hob, filter extraction, space for fridge/freezer, washing machine, vinyl flooring, coved ceiling.

Bedroom

13'5" x 9'3" (4.10m x 2.83m)

A west facing double bedroom. uPVC double glazed window looking onto common grounds. Carpet, Dimplex storage radiator, electric heater, built-in wardrobe, panic alarm, coved ceiling.

Shower Room

6'10" x 5'6" (2.09m x 1.70m)

Previously a bathroom now an accessible shower room. Comprising large shower enclosure with hand grips and built-in seat, chrome shower fitting, waterproof wall boarding, attractive tiling, non-slip flooring, wall hung wash basin and wc, both in white. Fan heater, extractor, coved ceiling, mirror cabinet.

Communal Garden

Landscaped communal gardens, parking.

Lease Details

Lease 125 years from June 2002.

Service Charge £1,829.36 half yearly (includes water rates, house manager, communal cleaning, buildings insurance, gardening, Care Line alarm and window cleaning).

Ground Rent £400 p.a. (paid half yearly in March and September).

Additional Information

The property was built in 2003/2004 by McCarthy & Stone, it has established itself as one of the first choices for retirement living in Penarth being probably the closest to all local amenities. It is one of only two that presently has a house manager on site facilities include guest suite, communal lounge, laundry facilities, bin storage. There is a very lovely private seating area immediately outside the communal lounge, parking to the front of the property.

Council Tax

Band D £2,124.01 p.a. (25/26)

Post Code

CF64 3DQ

