



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

Second Floor



Total area: approx. 83.0 sq. metres (893.0 sq. feet)
11 The Moorwell



SHEPHERD SHARPE

**11 The Moorwell
Windsor Road**

Penarth CF64 1JL

£350,000

Situated in the heart of the town centre in this beautifully redeveloped 1920's Art Deco property is this south facing second floor two double bedroom apartment. Comprises spacious hallway with airing cupboard, lovely open plan lounge/dining/kitchen with high quality kitchen appliances, induction hob with built-in extraction, access to the balcony. There are two generous double bedrooms, dressing area with walk-in wardrobe, en-suite shower room plus additional high-quality bathroom. Internal finishes are high quality, uPVC double glazed windows, electric heating, high quality flooring and carpets, fitted blinds and ceiling lights. Immaculately maintained. Leasehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



The property is accessed via beautifully kept communal hallway, staircase and lift to all floors. The apartment is itself accessed from a bright and light communal second floor hallway which also provides access to the communal garden.

Front door to hallway.

Hallway

L shaped hallway, quality vinyl flooring in herringbone pattern, solid doors with Art Deco style chrome door furniture, decorated in contemporary style, modern downlighting, Dimplex electric radiator, large store cupboard with access to the mechanical ventilation system, modern fuse box plus additional storage, large airing cupboard with the high efficiency pressurised hot water cylinder plus shelf above.

Lounge/Dining/Kitchen

13'1" x 28'10" (4.0m x 8.80m)

A stylisih open plan south facing room incorporating living/dining space plus high quality well appointed kitchen. uPVC double glazed full height window and side door leading out to balcony. High quality fitted kitchen with quartz worktops, built under sink with cut away drainer and mixer tap. Neff induction hob with built-in extraction, pan drawers, additional cupboards, combination oven, microwave, fridge, freezer, dishwasher and washer dryer. Decorated in contemporary style, high efficiency Dimplex electric radiators, quality blinds and window coverings, herringbone style vinyl flooring.

Bedroom 1

11'2" x 10'4" (3.42m x 3.17m)

A spacious double bedroom. Large uPVC double glazed sliding door leading out to balcony with elevated view. Carpet, Dimplex electric radiator, contemporary decoration. Wide opening through to walk-in wardrobe/dressing area.

Dressing Room

7'2" x 5'5" (2.20m x 1.66m)

Continuity of carpet, full width with shelf and rail.

En-Suite

7'2"x 6'0" (2.19mx 1.83m)

Beautifully appointed. Fully tiled Porcelanosa, large shower enclosure with high quality toughened glass shower enclosure, wall hung twin flush wc, wall hung wash hand basin with lever mixer tap and built-in storage. Chrome ladder radiator, down lighting, extractor.

Bedroom 2

11'10" x 8'10" (3.63m x 2.71m)

A generous second double bedroom. uPVC double glazed patio doors leading to south facing balcony. Carpet, Dimplex radiator, space for wardrobe, contemporary decoration.

Bathroom

The bathroom has been finished to a similar standard as the en-suite. Porcelanosa tiling, tiled panelled bath with toughened shower screen, chrome shower fitting, twin flush wc, contemporary wash hand basin with cabinet beneath and chrome fittings. Chrome radiator, extractor, downlighting, mirror with lighting, shaver point.



Outside

The property benefits from a south facing balcony, private fully landscaped communal courtyard, secure gated undercroft parking with one allocated parking space.

Lease Details

Lease 999 years from 1st January 2020.
Maintenance/Service £2,100 p.a.

Council Tax

Band E £2,448.16 p.a. (24/25)

Post Code

CF64 1JL

