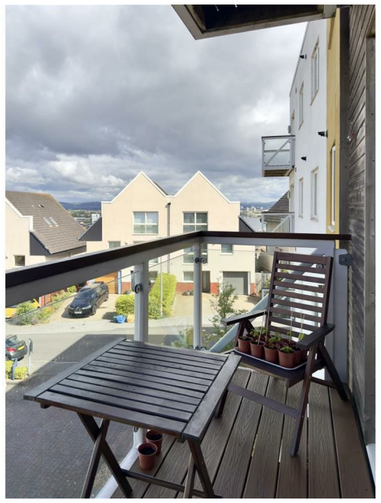
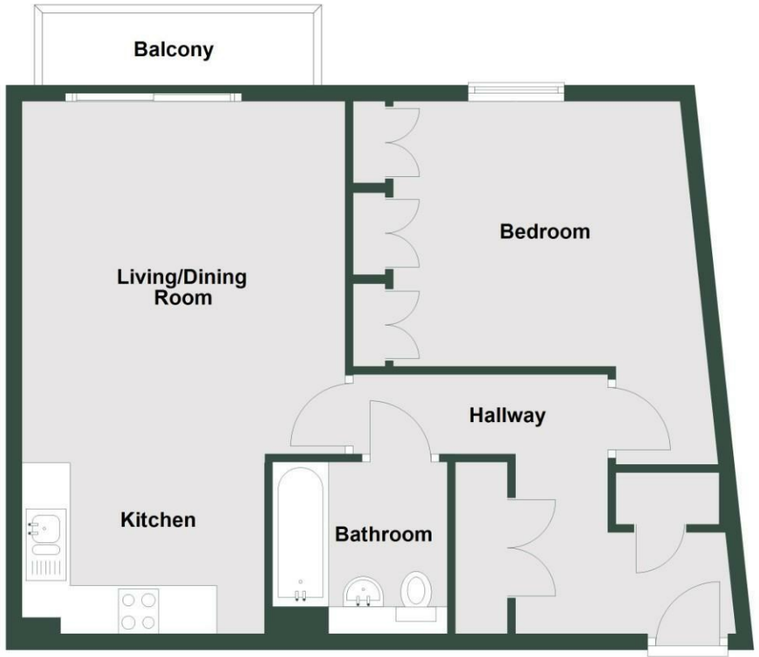


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

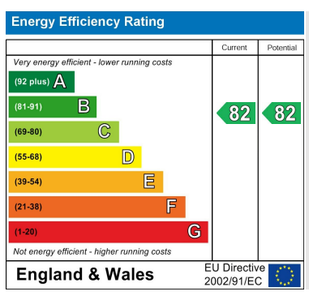
All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

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

Second Floor



Total area: approx. 56.9 sq. metres (612.3 sq. feet)
19 The Lodge



SHEPHERD SHARPE



19 The Lodge Paget Road

Penarth CF64 1NQ

£220,000

A well presented one bedroom second floor apartment within The Lodge, a small development close to the town centre and all local services, amenities and transport services. Comprises hallway with two store cupboards, open plan living/dining/kitchen, double bedroom and bathroom. uPVC double glazing, gas central heating. Walk-on balcony with far reaching views. Landscaped communal gardens, one allocated parking space. Leasehold.









Front door from communal hallway to apartment.

Hallway
Tile effect vinyl flooring, radiator, door entry phone, two store cupboards (one housing the boiler with shelving and the other with shelving and space and plumbing for a washing machine). Doors to all rooms.

Open Plan Living/Dining/Kitchen
13'2" (max) x 20'3" (4.03m (max) x 6.19m)
Sliding patio doors open onto a walk-on balcony. Carpet, two radiators, space for dining table and chairs.

Kitchen
The kitchen has a range of base and wall units, contrasting worktops, stainless steel sink and drainer with mixer tap, integrated fridge/freezer, induction hob with electric oven, extractor fan, space and plumbing for washing machine or dishwasher. Continuation of tile effect vinyl flooring from the hallway, inset spotlights, undercounter LED lighting.

Balcony
Walk-on balcony with pleasant far reaching views.

Bedroom
14'7" (max) x 10'10" (4.45m (max) x 3.31m)
A large double bedroom. Window to rear. Built-in wardrobes along one wall, carpet, radiator.

Bathroom
7'1" x 6'7" (2.18m x 2.02m)
Comprising a panelled bath with shower over, folding shower screen, wash basin with storage below and wc. Tile effect vinyl flooring, part tiled walls, white ladder radiator, inset spotlights, display shelf over wash basin and toilet, storage cupboard.

Outside
Landscaped communal gardens, allocated parking space and visitor parking, recycling bins storage, bike store.

Lease Details
Lease 125 years from 2012.
Ground Rent £200 p.a.
Maintenance/Service Charge £1,380.04 p.a. (paid half yearly).

Council Tax
Band D £2,261.18 p.a. (26/27)

Post Code
CF64 1NQ

19 The Lodge Paget Road







