

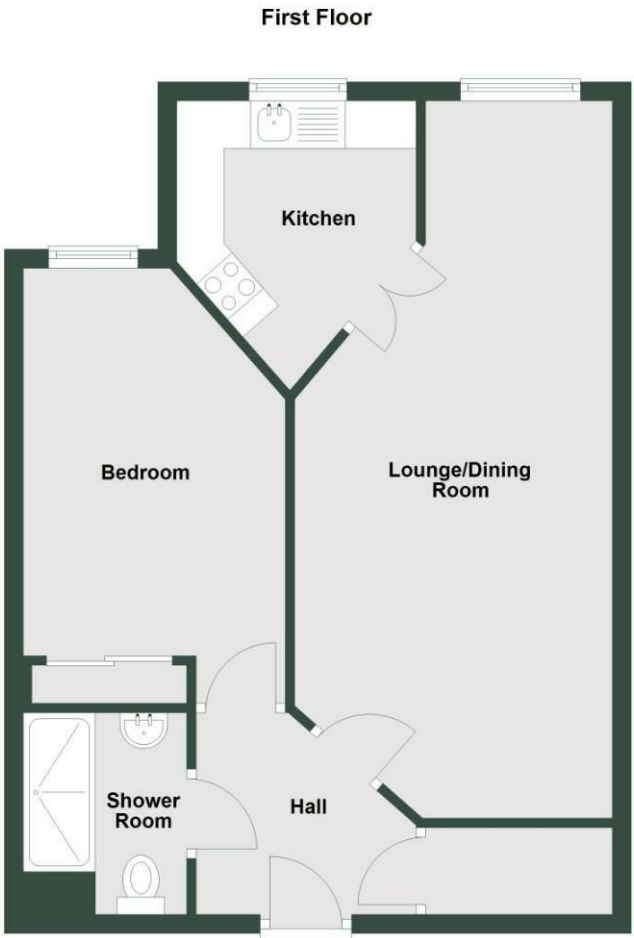
20 Cwrt Jubilee Plymouth Road



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

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



Total area: approx. 50.4 sq. metres (542.0 sq. feet)
20 Cwrt Jubilee

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		
	85	87
EU Directive 2002/91/EC		
England & Wales		

SHEPHERD SHARPE



20 Cwrt Jubilee
Plymouth Road
Penarth CF64 3DQ

A light and spacious one bedroom first floor apartment just a short walk from the town centre, railway station, parks and sea front. Comprises large hallway, lounge/dining room, kitchen, large double bedroom with built-in wardrobes and shower room. Carpets, electric heating, uPVC double glazing. Resident's lounge, laundry room, guest suite, lift, on site warden, 24hr care line response service. Leasehold. NO CHAIN.

£115,000



Front door into wide hallway.

Hallway

Large store cupboard with shelving and boiler. Carpet, radiator, door entry and 24 hour care line alarm, loft access. Door to lounge.

Lounge/Dining Room

23'4" x 10'9" (7.13m x 3.29m)

Window to side (with roller blind). Fireplace with coal effect electric fire, carpet, radiator. Door to kitchen.

Kitchen

6'11" x 4'11" (2.13m x 1.52m)

Window to side (with roller blind). Fitted kitchen with base and wall units with contrasting work tops, stainless steel sink and drainer. Four ring electric hob, extractor fan, built-in electric oven and grill. Tile effect splash back and flooring, wall heater.

Bedroom

13'8" x 9'2" (4.17m x 2.80m)

Window to side (with curtains). Floor to ceiling mirror fronted built-in wardrobes, carpet, radiator.

Shower Room

6'0" x 4'11" (1.83m x 1.52m)

Comprises large walk-in shower enclosure, wash basin with storage cupboard beneath, wc, mirror and light. Fully tiled walls, cushion flooring, wall heater.

Communal Garden

Landscaped and well maintained communal garden, 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).

Council Tax

Band D £2,124.01 p.a. (25/26)

Post Code

CF64 3DQ

