



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

SHEPHERD SHARPE



First Floor



Total area: approx. 42.2 sq. metres (453.8 sq. feet)
15 Westwood Court

15 Westwood Court
Stanwell Road
Penarth CF64 2EZ

An extremely well presented and renovated spacious one bedroom first floor retirement apartment situated in a convenient central location a short walk from the town centre. Comprises private spacious hallway, large living room, high quality fitted kitchen, double bedroom and large bathroom with separate shower. Totally re-decorated, new flooring and carpets, new kitchen and bathroom, new electric heating, uPVC double glazing, lift servicing all floors, residents' lounge and guest suite. Generous communal gardens and residents' parking. Share of freehold. Viewing essential.

£149,950

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		
	84	85
EU Directive 2002/91/EC		
England & Wales		



Automatically operated front door with fob pad entry.

Private front door to hallway

Hallway

Spacious hallway with two cupboards (one with insulated tank/storage and the other cloaks), new carpet, re-decorated, Aeroflow modern electric heater.

Living Room

23'5" (into square bay) x 10'0" (7.16m (into square bay) x 3.05m)

A spacious living room. uPVC double glazed bay window looking out onto woodland. Beautifully presented throughout, new carpet, two new contemporary Haverland electric heaters. Door to kitchen.



Kitchen

5'10" x 5'2" (1.80m x 1.60m)

Completely renewed. Comprises a solid oak kitchen with white quartz work tops and splash backs, integrated appliances include electric oven, hob, extractor, microwave, plumbing for washing machine, space for fridge/freezer, vinyl tile flooring. uPVC double glazed window to rear

Bedroom

12'6" x 10'0" (3.82m x 3.05m)

A double bedroom. uPVC double glazed window to rear. Re-decorated, new carpet, Aeroflow modern electric heater, modular contemporary fitted bedroom storage with shelving and rails.



Bathroom

Larger than is typical bathroom and completely refurbished. Comprising panelled bath, separate shower enclosure, wash basin with storage beneath and wc. Heated electric towel rail, Dimplex electric fan heater, extractor, high quality acrylic wall boarding to all walls, recessed lighting, blue tooth mirror with lighting and heating.



Lease Details

Lease until 2999.

1/34 share in Management Company who own the Freehold (which is run by the residents).

Service Charge/Maintenance £105.00 per month (includes buildings insurance, water rates, maintenance of communal parts and gardens, entry system and alarm).

Additional Information

Communal gardens, residents' parking, lift to all floors, use of residents' lounge, guest suite.



Council Tax

Band C £1,888.01 p.a. (25/26)

Post Code

CF64 2EZ

