

1 Trem Elai



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

Ground Floor



Total area: approx. 52.6 sq. metres (566.2 sq. feet)
1 Trem Elai

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

SHEPHERD SHARPE



1 Trem Elai

Penarth CF64 1TB

£1,000

A two bedroom ground floor apartment on the popular Penarth Heights development, close to Penarth town centre, railway station and all local amenities. The apartment comprises an open plan kitchen/living/dining with built-in appliances, two bedrooms, bathroom and a small terrace. Gas central heating, double glazing, allocated parking space, bike store. Unfurnished. Available immediately.



Secure entry pad entry to communal area. Private front door to hallway.

Hallway
Tiled floor, radiator, store cupboard.

Kitchen/Living/Dining
15'10" x 15'3" (4.84m x 4.65m)
Window to side, French doors and full height window onto terrace. Modern fitted kitchen with contrasting worktops, stainless steel sink and drainer, integrated fridge freezer, oven, electric hob, extractor, washer/dryer. Tiled floor, radiator.

Bedroom 1
11'9" x 10'2" (3.60m x 3.11m)
French doors and full height windows onto terrace. Carpet, radiator.

Bedroom 2
10'2" x 7'0" (3.10m x 2.15m)
Window to side. Carpet, radiator.

Bathroom
White bathroom suite comprising panelled bath with shower over and shower screen, wash basin and wc. Tiled floor, part tiled walls, radiator.

Communal Areas
Allocated parking space, bike store, bin store.

Council Tax
Band E £2,448.16 p.a. (24/25)

Post Code
CF64 1TB

Security Deposit
£1,000

Holding Deposit
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Shepherd Sharpe reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

