



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

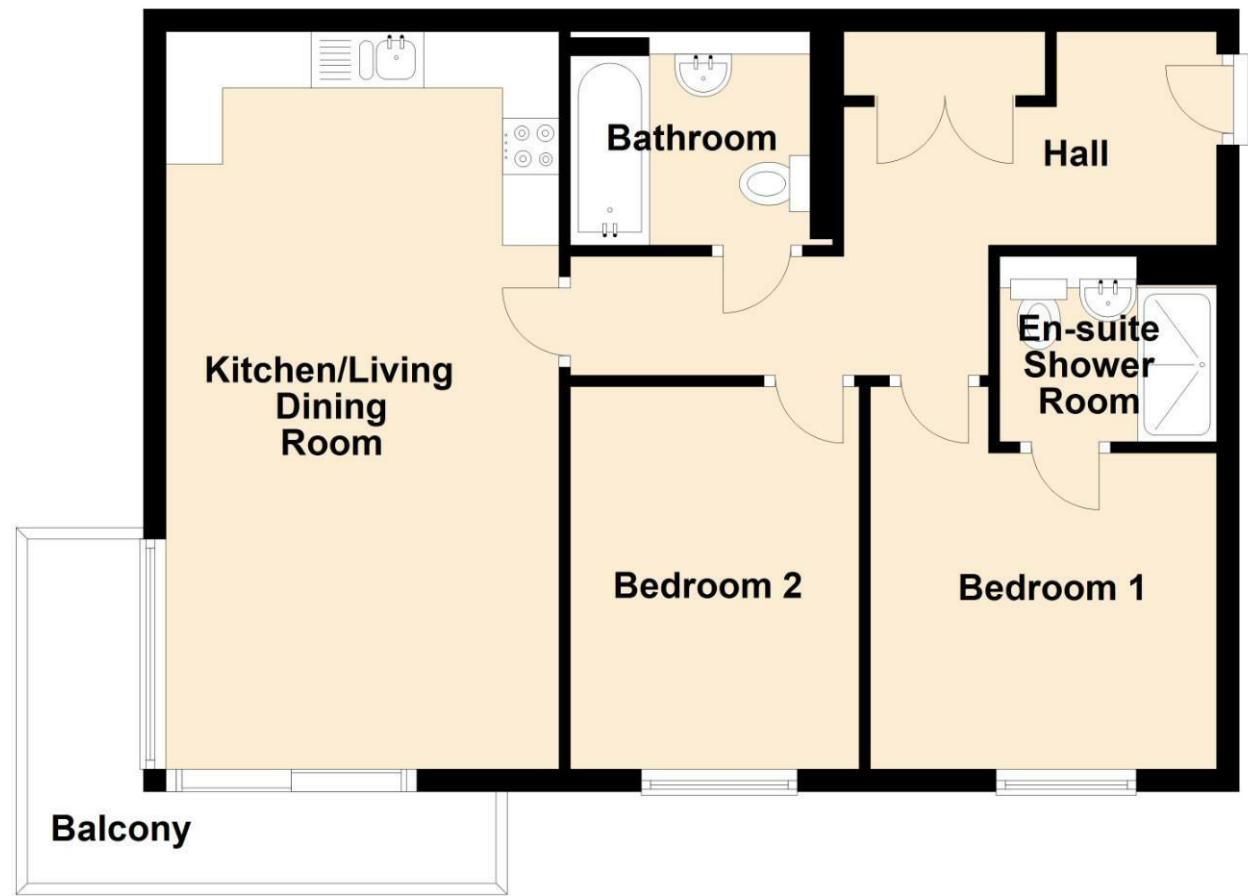
All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

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

SHEPHERD SHARPE



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	

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Penarth CF64 1TF

Offers Over
£250,000

A superb two bedroom second floor apartment with great views of the Penarth Marina, Channel, Cardiff Bay. Comprises hallway, open plan living/dining/kitchen with 'wrap around' balcony, two bedrooms, en-suite and bathroom. Gas central heating, double glazing, Bosch built-in appliances, Amtico flooring, carpet, lift access, secure gated parking. Leasehold. NO CHAIN.



Access from communal hallway.

Front door to hallway.

Hallway

Wood effect flooring, radiator, laundry cupboard housing Bosch washer/dryer, and storage space, door entry phone. Doors to all living space.

Living/Dining/Kitchen

21'9" x 11'1" (6.63m x 3.40m)

Large floor to ceiling windows with door onto 'wrap around' balcony with panoramic views of Cardiff Bay and beyond, further window to side. High gloss white kitchen with contrasting work tops, stainless steel sink and drainer with mixer tap, four ring gas hob, electric oven and extractor, integrated fridge/freezer (all Bosch appliances), inset spot lights.

Bedroom 1

10'4" x 8'10" (3.16m x 2.70m)

Window to front with panoramic views. Carpet, radiator. Door to en-suite.

En-Suite

White suite comprising large walk-in shower enclosure, wash basin and wc with concealed cistern. Part tiled walls, shelf over wash basin, wood effect flooring, chrome ladder style radiator, inset spot lights.

Bedroom 2

8'4" x 11'2" (2.56m x 3.41m)

Window to front with panoramic views. Carpet, radiator.

Bathroom

5'6" x 6'11" (1.68m x 2.13m)

White suite comprising panelled bath with shower attachment, wash basin with shelf over, wc with concealed cistern, wood effect flooring, chrome ladder style radiator, inset spot lights.

Communal Areas

One allocated car parking space accessed via secure electrically operated gates, bike store, bin store.

Lease Details

Lease 125 years from 2016

Ground Rent £250 p.a.

Maintenance/Service Charge £2,616 p.a.

Council Tax

Band E £2,176.77 p.a. (22/23)

Post Code

CF64 1TF

