

4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

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**Lettings enquiries:** [lettings@shepherdsharpe.com](mailto:lettings@shepherdsharpe.com)

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

SHEPHERD SHARPE



## Flat 3, 10 Royal

Penarth CF64 3ED

£925

A spacious one bedroom top floor apartment just a short walk from Penarth town centre, railway station and all local amenities. The property has been recently refurbished and briefly comprises entrance hall, living/dining room, separate kitchen, double bedroom and bathroom. Gas central heating. Furnished. Available early January.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Access from communal hallway, shared with two other apartments. Front door into apartment.

**Hallway**

Wood effect laminate flooring, audio entry system, cloak rail, doors to all living space.

**Living/Dining Room**

1450'2" x 1555'1" (442 x 474)  
14' 6" x 15' 7" (4.42m x 4.74m) Window to front with blind. Continuation of the wood effect laminate flooring, radiator.

**Bedroom**

1545'3" x 1204'1" (471 x 367)  
15' 5" x 12' (4.71m x 3.67m) Window to front with blind. Decorative cast iron fireplace, carpet, radiator.

**Bathroom**

White three piece suite comprising large walk-in shower enclosure, panelled bath, wash basin with mirror over and storage beneath, wc. Tiled floor, tiled shower and around bath, radiator. Velux style roof window.

**Kitchen**

1345'2" x 649'7" (410 x 198)  
13' 5" x 6' 6" (4.10m x 1.98m) Galley style fitted kitchen with a range of base and matching wall units in white gloss, contrasting wood effect work tops, stainless steel sink and drainer with mixer tap, tiled splash back. Four ring electric hob with oven below and extractor over, under counter fridge and freezer, washing machine. Space for small table and chairs, radiator, tiled floor. Two velux style roof windows.

**Council Tax**

Band C £1,888.01 (25/26)

**Post Code**

CF64 3ED

**Security Deposit**

£925

**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.

