



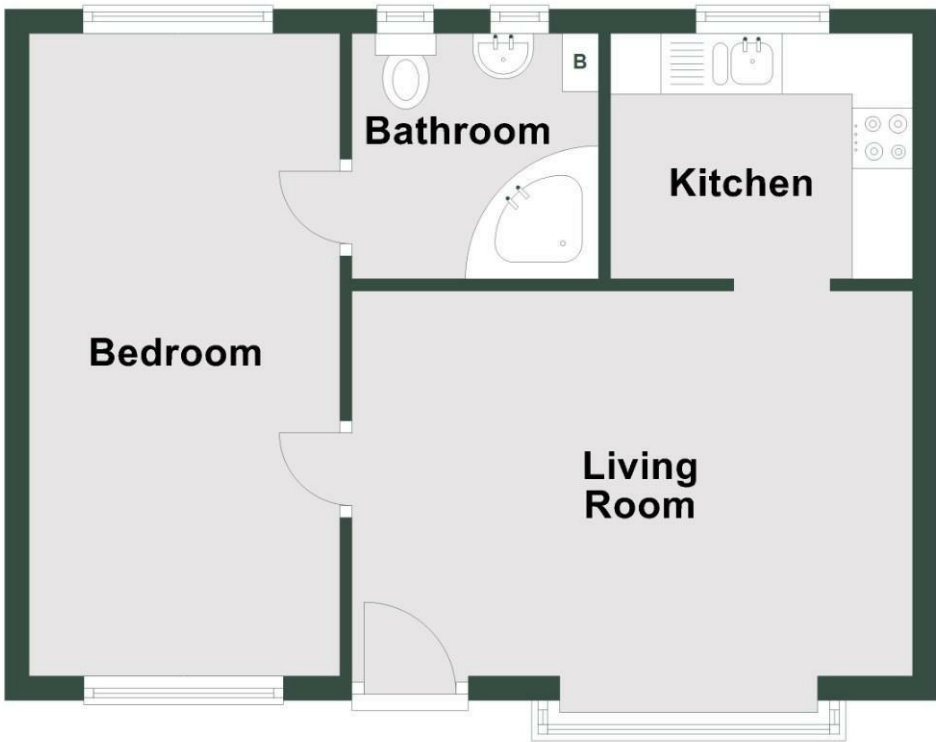
4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

**All enquiries:** 029 2070 7999  
**Sales and general enquiries:** [info@shepherdsharpes.com](mailto:info@shepherdsharpes.com)  
**Lettings enquiries:** [lettings@shepherdsharpes.com](mailto:lettings@shepherdsharpes.com)

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

SHEPHERD SHARPE

Ground Floor



Total area: approx. 39.1 sq. metres (421.3 sq. feet)  
**4a Lavernock Point**



4a Lavernock Point Fort

Penarth CF64 5XQ

£58,000

A stunning detached one bedroom chalet (previously two bedrooms) situated on the front with stunning panoramic view looking directly across the Channel, out towards Flat Holme and Steep Holme. Comprises open plan lounge/dining, kitchen, the two small bedrooms have been knocked through to create one large room with fitted bedroom furniture, en-suite bathroom. Central heating, uPVC double glazing, carpets. Leasehold (from 1991).





Front door to open plan lounge/dining.

**Open Plan Lounge/Dining**  
**15'2" x 10'5" (4.63m x 3.18m)**

uPVC double glazed window to front with stunning views of the Channel. Well presented, decorated in white, grey carpet, modern radiator, plastered walls and ceiling. Archway through kitchen.

**Kitchen**  
**7'10" x 6'6" (2.40m x 2.0m)**

A modern fitted kitchen. Comprising grey flat fronted high gloss units, white contrasting worktop, composite sink with half bowl and drainer, mixer tap. Electric hob, extractor, space for fridge/freezer, microwave, white tiled splashback, tiled floor. uPVC double glazed window to rear.

**Bedroom**  
**17'3" x 8'3" (5.27m x 2.52m)**

A good size double bedroom. uPVC double glazed window to front with sea views, uPVC double glazed window to rear. Carpet, radiator, plastered throughout, decorated in white, suite of built-in bedroom furniture.

**Bathroom**  
**6'5" x 6'11" (1.98m x 2.12m)**

Comprising corner bath, wash hand basin and wc. Fully tiled, chrome radiator, extractor, combination boiler (installed in 2009). Two uPVC double glazed windows.

**Outside**

Paved terrace, good entertaining space, stunning uninterrupted panoramic views of the Channel and Somerset coast line.

**Lease Details**

Lease 65 years from 1991  
Maintenance/Service Charge £1,324.42 (excluding VAT) p.a.  
Ground rent - £50.00  
Water rates - £259.51  
Insurance - £218.23  
Council Tax - £860.45  
Electric standing charge - £127.50

**Additional Information**

Available for occupation 10 months of the year (site is closed at the end of December - March).  
Only available to cash buyers.  
Buyers need to own another residential property.  
On site facilities to include swimming pool, site office and laundry facilities.

**Post Code**  
**CF64 5XQ**

