



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



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

