

1A Rosebery Place



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

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

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

**SHEPHERD SHARPE**



Ground Floor



Total area: approx. 69.9 sq. metres (752.4 sq. feet)  
**1A Rosebery Place**

## 1A Rosebery Place

Penarth CF64 3LJ

£1,200 Per Month

A well presented and spacious two bedroom ground floor apartment close to Penarth town centre and all local services and amenities. Comprises entrance hallway, open plan living/dining/kitchen, rear hallway, two double bedrooms and bathroom. Gas central heating, uPVC double glazing. Unfurnished. Available immediately.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	



Front door into entrance hallway.

**Entrance Hallway**

Window to side. Cupboard, radiator, wood effect flooring. Door to open plan living/dining/kitchen.

**Open Plan Living/Dining/Kitchen**

A versatile open plan living space. Kitchen comprising a range of matching base and wall units with breakfast bar, worktop, four ring gas hob and oven, sink and drainer with mixer tap, splashback, freestanding fridge freezer, washing machine and integrated dishwasher. Door to rear hallway.

**Rear Hallway**

Door giving access to the side of the property. Window to side, wood effect flooring, boiler. Doors to bedrooms and bathroom.



**Bedroom 1**

A double bedroom with window to rear, fitted wardrobes, carpet, radiator.

**Bedroom 2**

A second double bedroom with side window, carpet, radiator, store cupboard.

**Bathroom**

Window to side. A white suite comprising bath with shower over and shower screen, wc and corner wash basin, vinyl flooring, chrome radiator, part tiled walls, fully tiled around bath and shower.

**Outside**

Garden to front and use of the communal garden to rear.

**Council Tax**

Band D £2,124.01 p.a. (25/26)

**Post Code**

CF64 3LJ

**Security Deposit**

£1,200

**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.

