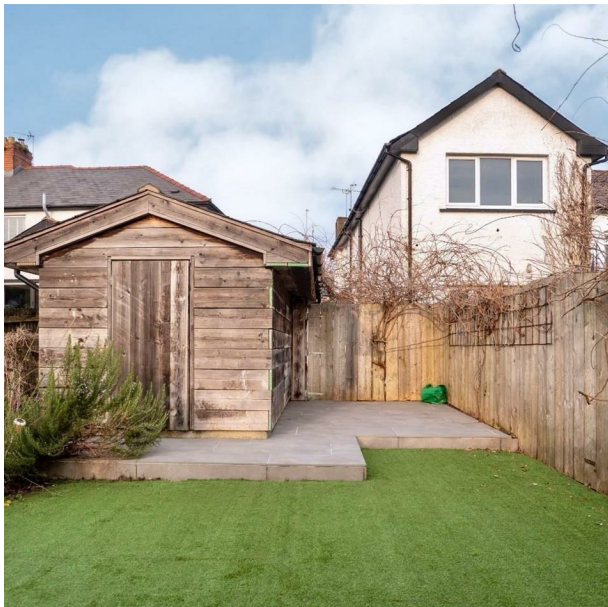


First Floor Flat, 114 Redlands Road



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

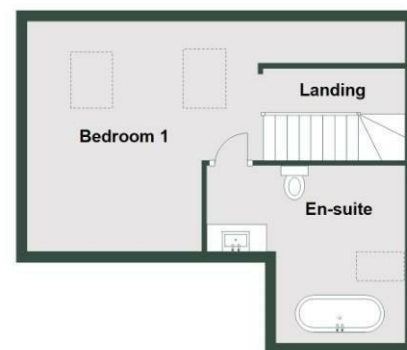
**SHEPHERD SHARPE**



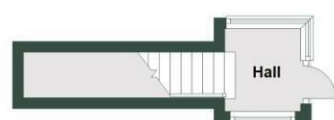
First Floor



Second Floor



Ground Floor



Total area: approx. 1311.8 sq. feet  
**First Floor Flat, 114, Redlands Road**

First Floor Flat, 114

Penarth CF64 2WN

£1,600 Per Month

A spacious and award winning three double bedroom maisonette. Comprises private entrance to porch, landing, living room, large open plan kitchen/dining room, two double bedrooms, bathroom with large shower, the formal loft conversion provides another bedroom and en-suite bathroom. uPVC double glazing, gas central heating, carpets. Parking, private south facing rear garden. Available unfurnished or furnished. Available end of July.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	



uPVC double glazed panelled front door to porch.

Porch  
Staircase to first floor.

Landing  
uPVC double glazed window to side, carpet. Original stripped pine doors to all first floor rooms.

Lounge  
12'0" x 11'11" (3.67m x 3.65m)  
uPVC double glazed bow window to front. Exposed brickwork to one wall, carpet, radiator.

Kitchen/Dining Room  
20'4" x 11'11" (6.20m x 3.64m)  
An open plan space with vaulted ceiling. uPVC double glazed windows to side and rear, full height window with privacy glass. Contemporary kitchen with flush fronted units finished in grey. Large oversized tile flooring, polished concrete worktops, integrated dishwasher, washer dryer, space for fridge/freezer, electric cooker, tiled splashback, feature wall in reclaimed timber, vintage radiator.

Bedroom 1  
11'10" x 14'2" (3.63m x 4.32m)  
A double bedroom. uPVC double glazed window to front. Carpet, vintage radiator, exposed brick wall.

Bedroom 2  
11'8" x 11'10" (3.56m x 3.63m)  
A double bedroom. uPVC double glazed window. Carpet, vintage radiator.

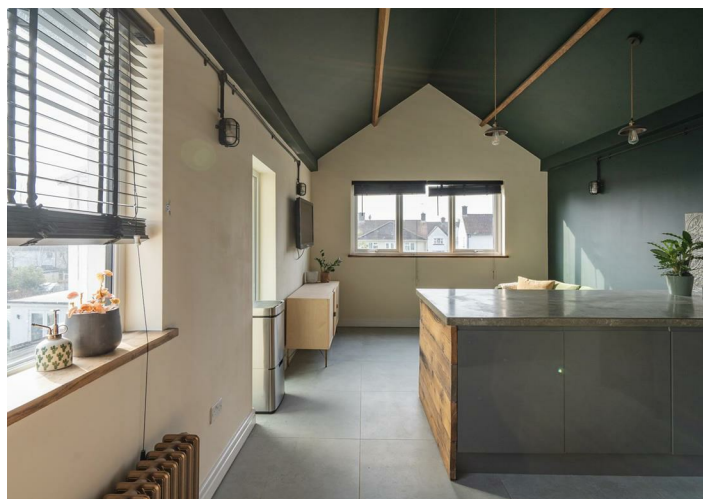
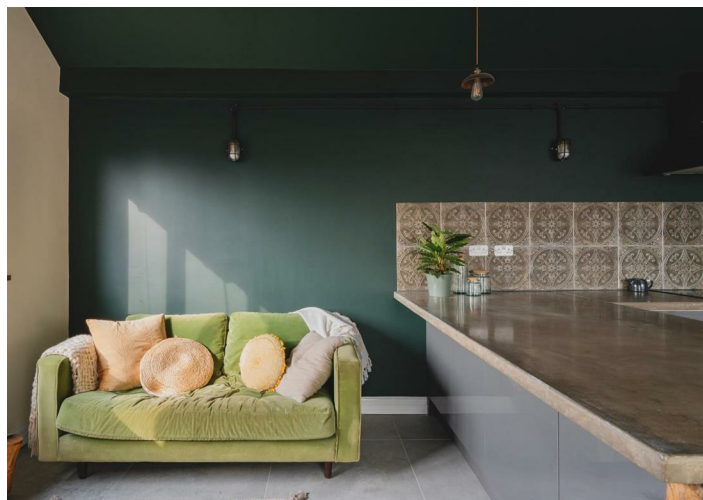
Bathroom  
9'1" x 8'5" (2.78m x 2.57m)  
Comprising tiled shower enclosure with rainfall shower, wc, trough style wash hand basin inset to bespoke bathroom furniture, freestanding bath, exposed brick wall, tiled floor and walls. uPVC double glazed window with with privacy glass.

Landing  
Doorway from the landing with access to a small lobby.

Lobby  
Carpet, vintage radiator, useful deep understairs storage, uPVC double glazed window to side providing good natural light.

Bedroom 3  
15'8" x 13'3" (4.80m x 4.06m)  
A double room. Exposed natural brickwork to arched chimney breast and wall, vintage radiator, carpet Two large velux windows to rear with blinds.

En-Suite Bathroom  
12'1" x 9'6" (3.70m x 2.90m)  
Comprising freestanding bath with shower mixer tap, wc, wash hand basin inset to bespoke furniture with storage beneath, wet room area with rainfall shower, waterproof flooring, column radiator.



Front  
Access to parking space.

Rear Garden  
Fully landscaped rear garden.

Council Tax  
Band D £2,261.18 (26/27)

Post Code  
CF64 2WN

Security Deposit  
£1,600

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.

