Flat 3, 29 Victoria Road

4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

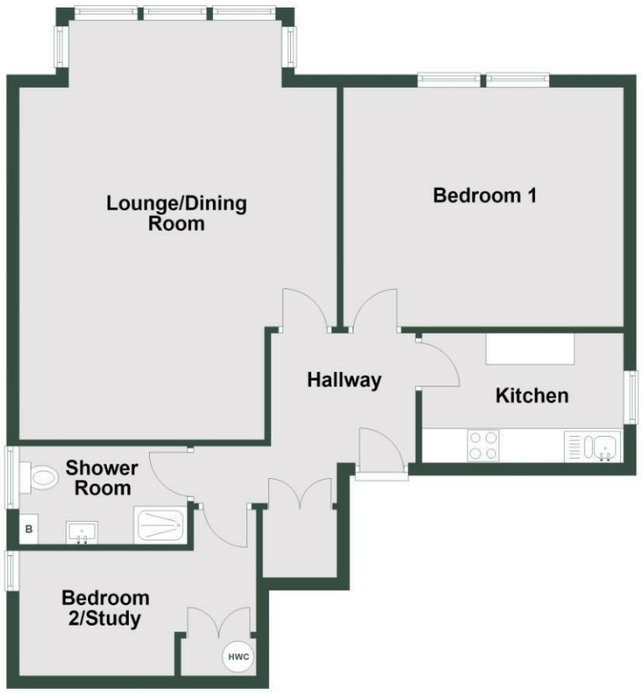
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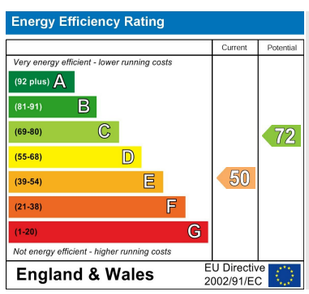
SHEPHERD SHARPE



First Floor



Total area: approx. 76.1 sq. metres (818.8 sq. feet)
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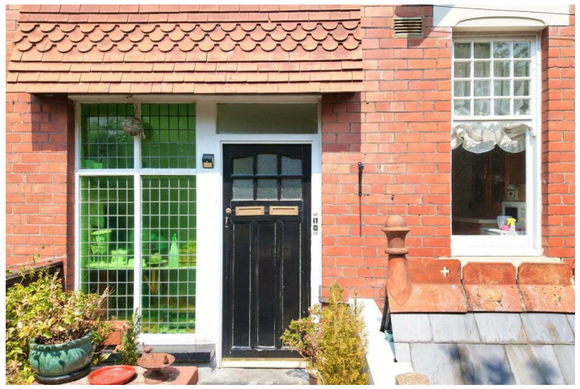


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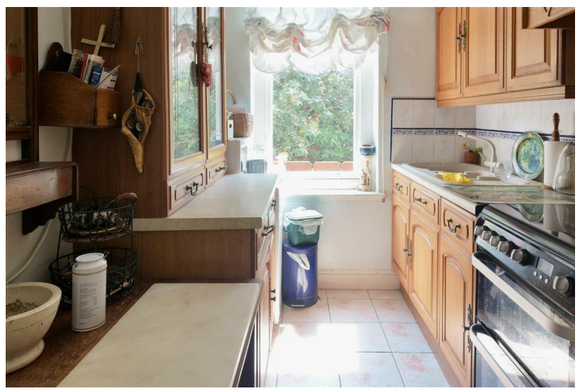
£265,000

A two bedroom first floor flat found in this extremely handsome late Victorian detached property which we believe was converted sometime in the 1950's. The property is located in a very lovely position close to the town centre and all local amenities. It is a character building with some delightful features, it does require some upgrading but offers great potential. Comprises spacious hallway with large walk-in cloaks cupboard, spacious front facing lounge/dining room, separate kitchen, large double bedroom, a smaller second bedroom/study and shower room. Gas central heating (boiler and hot water tank). Leasehold (Share of the Freehold to be purchased on completion with 999 year lease). NO FORWARD CHAIN.









External staircase provides access to the first floor flat.

Communal hallway for flats 3, 4 and 5, access to electric and gas meters. Private front door to private hallway.

Hallway
A good size hallway. Wooden floor, large walk-in cloaks storage. Attractive original panelled doors to all rooms.

Lounge/Dining Room
22'2" x 16'3" (6.78m x 4.96m)
A lovely living room. Five large sash windows to front provide plenty of light. Contemporary gas fire with traditional fire surround, carpet, radiator, high ceiling, cornice, two radiators.

Kitchen
10'7" x 6'7" (3.23m x 2.02m)
A sunny, bright kitchen. Large sash window to side, facing south. Oak fitted kitchen cupboards with contrast worktop, sink with half bowl and drainer. Space for gas cooker, washing machine and fridge/freezer, tiled floor and splashback. Upgrading required.

Bedroom 1
14'4" x 12'3" (4.38m x 3.74m)
A very generous and bright front facing double bedroom. Two large sash windows. Period fireplace, picture rail, cornice, carpet and radiator.

Bedroom 2/Study
12'9" (max) x 6'0" (3.90m (max) x 1.84m)
A second bedroom/study. Sash window to side. Carpet, radiator, airing cupboard with insulated tank.

Shower Room
9'4" x 5'1" (2.85m x 1.55m)
Sash window to side. A modern suite comprising wash hand basin, wc, corner shower enclosure with electric shower and waterproof wall boarding. Tiled splashback and floor, access to Ideal Standard boiler. Upgrading required.

Outside
The property is set in lovely mature grounds of which the owner of flat three has rights of access across. Please note there is no off road parking or outside space on the title.

Lease Details
Currently lease 99 years from 1st November 1979. Share of freehold and a 999year lease to be purchased on completion Maintenance £150 per month (£1,800 p.a.) which includes buildings insurance

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

Post Code
CF64 3HY

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