

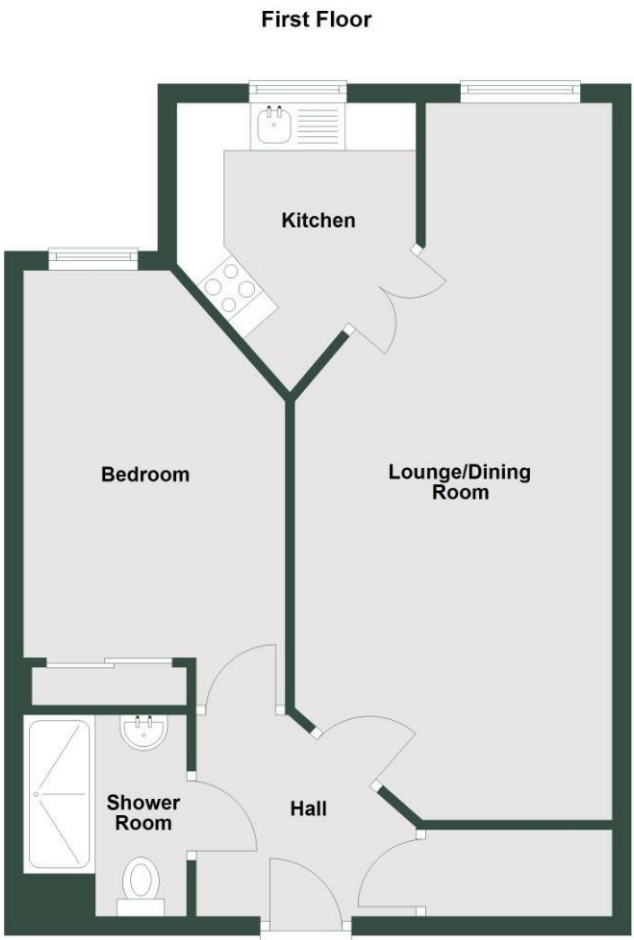
20 Cwrt Jubilee Plymouth Road



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

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

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



Total area: approx. 50.4 sq. metres (542.0 sq. feet)  
**20 Cwrt Jubilee**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	85	87
EU Directive 2002/91/EC		
England & Wales		

SHEPHERD SHARPE



20 Cwrt Jubilee  
Plymouth Road  
Penarth CF64 3DQ

A light and spacious one bedroom first floor apartment just a short walk from the town centre, railway station, parks and sea front. Comprises large hallway, lounge/dining room, kitchen, large double bedroom with built-in wardrobes and shower room. Carpets, electric heating, uPVC double glazing. Resident's lounge, laundry room, guest suite, lift, on site warden, 24hr care line response service. Leasehold. NO CHAIN.

£115,000





Front door into wide hallway.

**Hallway**

Large store cupboard with shelving and boiler. Carpet, radiator, door entry and 24 hour care line alarm, loft access. Door to lounge.

**Lounge/Dining Room**

23'4" x 10'9" (7.13m x 3.29m)

Window to side (with roller blind). Fireplace with coal effect electric fire, carpet, radiator. Door to kitchen.

**Kitchen**

6'11" x 4'11" (2.13m x 1.52m)

Window to side (with roller blind). Fitted kitchen with base and wall units with contrasting work tops, stainless steel sink and drainer. Four ring electric hob, extractor fan, built-in electric oven and grill. Built-in fridge and freezer, tile effect splash back and flooring, wall heater.

**Bedroom**

13'8" x 9'2" (4.17m x 2.80m)

Window to side (with curtains). Floor to ceiling mirror fronted built-in wardrobes, carpet, radiator.

**Shower Room**

6'0" x 4'11" (1.83m x 1.52m)

Comprises large walk-in shower enclosure, wash basin with storage cupboard beneath, wc, mirror and light. Fully tiled walls, cushion flooring, wall heater.

**Communal Garden**

Landscaped and well maintained communal garden, parking.

**Lease Details**

Lease 125 years from June 2002.

Service Charge £2,400.10 approx. (includes water rates, communal cleaning, buildings insurance, gardening, Care Line alarm and window cleaning).

Ground Rent £350 p.a. (paid half yearly in March and September).

**Council Tax**

Band D £2,124.01 p.a. (25/26)

**Post Code**

CF64 3DQ

