



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

Third Floor



Total area: approx. 53.0 sq. metres (570.6 sq. feet)
10 Lansdowne House

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

SHEPHERD SHARPE



Flat 10 Lansdowne House 6 Plymouth Road Penarth CF64 3DH

£209,950

A very spacious one bedroom apartment situated on the top floor of this late Victorian property with great views looking out across Alexandra Park and the Channel. The property has been nicely renovated and offers a bright and light contemporary interior. Comprises spacious shared entrance to upper floor, secure storage area on landing, private front door to apartment, hallway with large store cupboard, good size lounge which is open plan to new kitchen with integrated appliances, rear facing double bedroom with great view, modern bathroom. Gas central heating, contemporary decoration. Access to informal roof top viewing area, communal gardens. Share of freehold. NO FORWARD CHAIN.



The apartment is accessed via a grand shared entrance. Many original features, stained glass and timber work, stunning original balustrade, private storage area off the landing for No. 10.

Private front door to hallway.

Hallway

Contemporary laminate flooring, bright and light decoration, radiator with cover, large area with storage, cupboard, entry phone.

Lounge

13'5" x 15'6" (4.09m x 4.72m)

Open plan to contemporary fitted kitchen. Bright and light living space with broad bay window to front, elevated views looking out across Penarth. Original windows to front. Laminate flooring, radiator, contemporary decoration, modern down lighters.

Kitchen

12'6 x 7'3" (3.81m x 2.21m)

Cleverly designed to maximise storage and cupboard space. Attractive pale grey kitchen flat fronted units with stainless steel door furniture, square edged co-ordinating worktops, composite sink with mixer tap. Integrated electric hob and oven, extractor, fridge/freezer and larder cupboard, space for washing machine. Breakfast bar area, modern down lighters, understairs storage. Velux window to vaulted ceiling. Staircase from kitchen which leads up to a small landing and access to loft storage, trap door leading to informal roof top viewing area with outstanding views.

Bedroom

11'10" x 12'4" (3.61m x 3.76m)

Broad bay window to rear with original single glazed windows and stunning panoramic views looking out across Alexandra Park and Channel. Carpet, radiator, modern down lighters.

Bathroom

Contemporary bathroom finished in white with attractive pale grey tiling and contrast tiled floor. 'P' shaped bath with shower off mixer tap, pedestal wash basin and twin flush wc. Mirror cabinet, modern down lighters, extractor, radiator.

Communal Garden

Good size communal rear garden with lawn.

Lease Details

Share of freehold is owned by the apartment owner.

Lease 999 years from 2001.

No Ground Rent.

Maintenance £150 per month approx.

Council Tax

Band D £2,124.01 p.a. (25/26)

Post Code

CF64 3DH

