

24 Lavernock Point Fort 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

Ground Floor



Total area: approx. 35.7 sq. metres (383.8 sq. feet)

24 Lavernock Point



24 Lavernock Point Fort Road

Lavernock CF64 5XQ

£25,000

A beautifully presented detached one bedroom holiday chalet situated just up from the main car park. The property was originally had two bedrooms but is now a spacious one bedroom. Comprising open plan lounge/dining/kitchen, large bedroom with plenty of built-in storage and shower room. uPVC double glazing, propane fired gas heating. The property is available for occupation 10 months of the year (site closed January/February). Buyers must also comply with holiday home ownership and own another residential property. Leasehold (it has the original lease which can be extended).



uPVC double glazed front door into large open plan living space.

Open Plan Lounge/Dining/Kitchen 15'10" x 15'10" (4.84m x 4.83m)

A lovely open plan living space. uPVC double glazed leaded window to front, further window to rear.

Lounge/Dining Area. A generous space with laminate floor, character interior painted in traditional colour, coved and plastered ceiling, traditional panelled radiator.

Kitchen Area. A traditional wood effect kitchen fitted to one corner, oak work tops, china sink and drainer with lever mixer tap. Space for fridge, microwave, access to large store cupboard which houses the boiler. Access to large bedroom and shower room.

Bedroom

15'6" x 7'11" (4.74m x 2.42m)

Previously two separate bedrooms but now converted to a generous double bedroom. uPVC double glazed leaded window to front and further uPVC double glazed window to rear. Fitted bedroom storage, laminate floor, radiator, plastered and coved ceiling.

Shower Room

7'7" x 5'3" (2.32m x 1.62m)

A contemporary style shower room. Attractive tile effect acrylic wall boarding throughout, large shower enclosure with low profile shower tray, toughened shower screen, rainfall shower with sliding separate shower attachment, trough style wash basin with chrome mixer tap and built-in storage beneath and twin flush wc. Laminate floor, radiator, wall cupboard, modern lighting. uPVC double glazed leaded window to rear.

Outside

The property itself is found in an enviable location, close to the amenities with a pathway from the main road to towards the front of the property. Paved terrace to front and useful area for storage at the rear.

Communal Parking

Parking area.

Communal Areas

On site facilities to include swimming pool, site office, laundry facilities, Marconi Inn and children's play area.

Lease Details

Lease 12 years remaining.

Maintenance/Service Charge £1,324.42 (excluding VAT) p.a.

Ground rent - £50.00

Water rates - £259.51

Insurance - £218.23

Council Tax - £860.45

Electric standing charge - £127.50

Additional Information

The holiday chalet is only open to those who currently own an additional residential property. The site is open for 10 months of the year (closed end of December until March).

Post Code

CF64 5XQ

