

18 Albert Road



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

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**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

SHEPHERD SHARPE

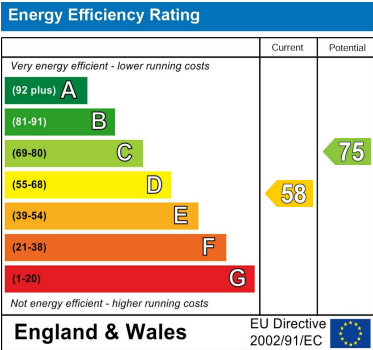


18 Albert Road

Penarth CF64 1BY

A well presented two double bedroom top floor flat situated in Penarth town centre. Comprises entrance hall, large living/dining room with elevated views, kitchen, two double bedrooms and bathroom. Furnished to a high standard. Gas central heating. Available immediately.

£1,200







Communal Entrance  
Carpeted stairs to landing.

Entrance hall  
Carpet, doors to all rooms.

Living/Dining Room  
17'4" x 12'7" (5.30 x 3.84)  
Spacious living/dining room with large feature window, Dining table and chairs, sofa, coffee table and TV with stand. Side table with light. Carpet.

Kitchen  
11'0" x 8'0" (3.37 x 2.46)  
Spacious kitchen with appliances. Gloss units with contrasting marble effect worktops, built in oven, stainless steel sink and drainer. Free standing washing machine and fridge freezer. Tiled splash back, herringbone style vinyl, double glazed window to rear.

Bedroom 1  
14'2" x 12'4" (4.32 x 3.78)  
Good size double bedroom. Double bed, chest of draws, wardrobe, side table with lamp. Carpet, double glazed sash window to front.

Bathroom  
Modern bathroom with white wc, basin and shower enclosure with mixer shower. Patterned vinyl floor and Velux window.

Bedroom 2  
9'8" x 12'3" (2.96 x 3.75)  
Spacious double bedroom. Double bed, wardrobe, chest of draws, bedside table and lamp.

Council Tax  
Band C £1,888.01 p.a. (25/26)

Postcode  
CF64 1BY

Security Deposit  
£1,200

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.

