



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

**SHEPHERD SHARPE**

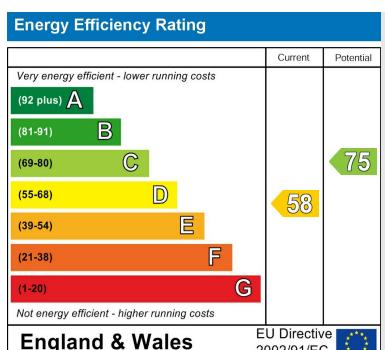


## 18 Albert Road

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.

