

165 Redlands Road



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

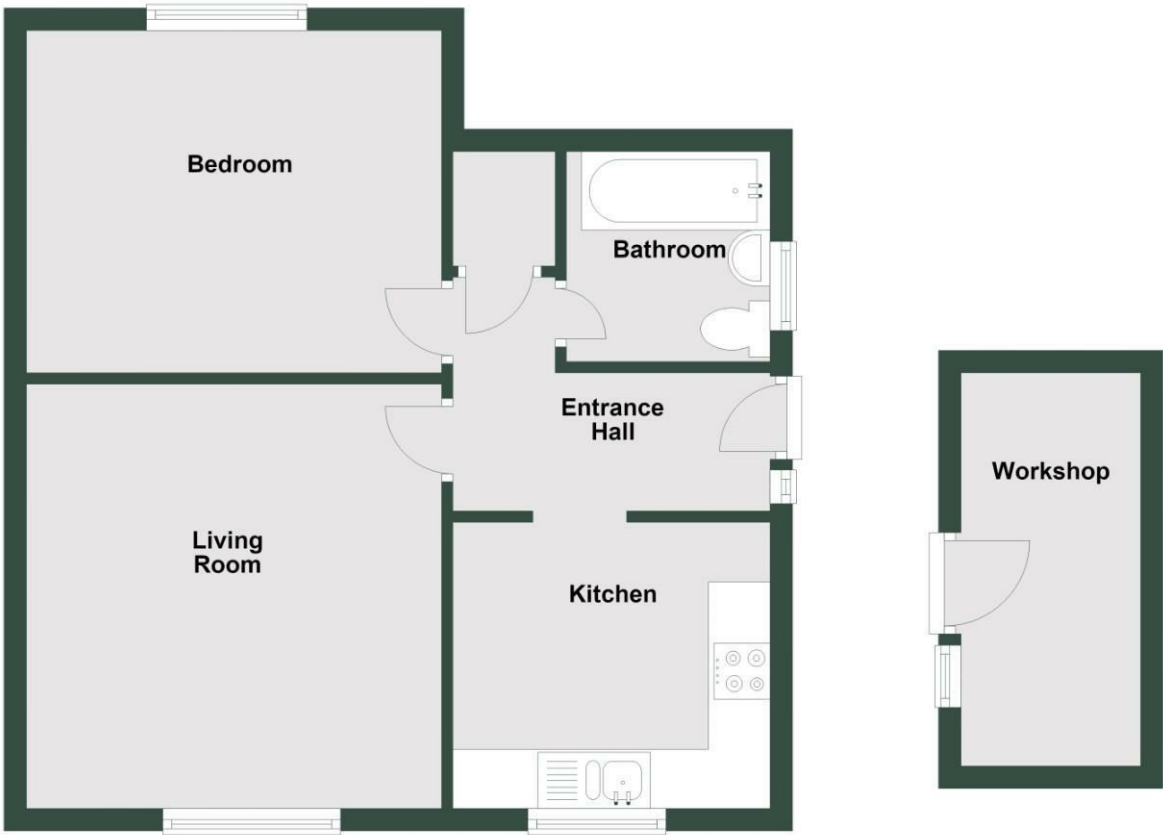
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9am – 5pm

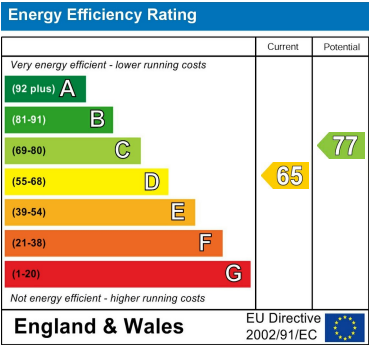
SHEPHERD SHARPE



Ground Floor



Total area: approx. 42.7 sq. metres (459.7 sq. feet)
165 Redlands Rd



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£189,950

A well presented one bedroom ground floor flat found in a purpose built development of just four properties. Comprises hallway, living room, kitchen, double bedroom and bathroom. Front garden, small area of rear garden, store shed/workshop and parking area to rear. Gas central heating, uPVC double glazing, built-in appliances. Share of freehold. Viewing essential.



uPVC double glazed front door to hallway.

Hallway

9'4" x 7'6" (2.85m x 2.29m)

Cupboards housing electric meter, fuse box and gas meter. Large walk in store cupboard, tiled floor, radiator, modern panelled doors to all rooms.

Living Room

12'4" x 12'5" (3.78m x 3.80m)

Large uPVC double glazed window to front. Wood flooring, radiator, period cast iron fireplace with tiled hearth.

Kitchen

8'9" x 7'6" (2.69m x 2.31m)

uPVC double glazed window to front. Modern two tone fitted kitchen with downlighting, contrasting worktops and upstand, stainless steel sink and drainer with mixer tap. Built-in electric oven, induction hob, washing machine, built-in fridge/freezer. Cupboard housing the 'Ideal' combination boiler, tiled floor, serving hatch to living room, spotlights to ceiling.

Bedroom

12'5" x 10'3" (3.79m x 3.13m)

uPVC double glazed window to rear. Wood flooring, radiator.

Bathroom

5'10" x 6'7" (1.79m x 2.02m)

In white comprising panelled bath with black shower fitting, crittal style shower screen, wash hand basin and wc. Tiled splashback, vinyl flooring. uPVC double glazed window.

Outside

Gravelled front garden is privately owned by the ground floor flat, small gravelled area of rear garden. Large parking area which is accessed from Wordsworth Avenue. Store shed/workshop (3.59m x 1.59m).

Share of Freehold

Lease 999 years from 1963.

Maintenance split between the four flats.

Building Insurance £180 p.a. (each flat).

Administration cost for residents' management company £30 p.a.

Council Tax

Band C £2,009.93 p/a. (26/27)

Post Code

CF64 2QP

