

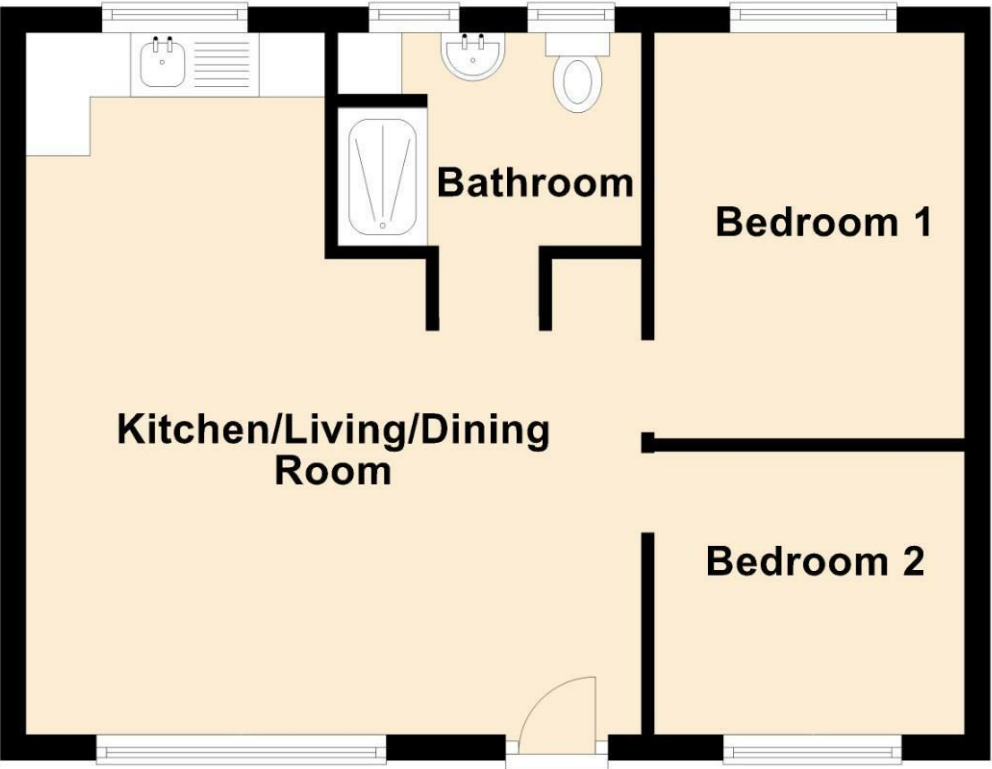


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

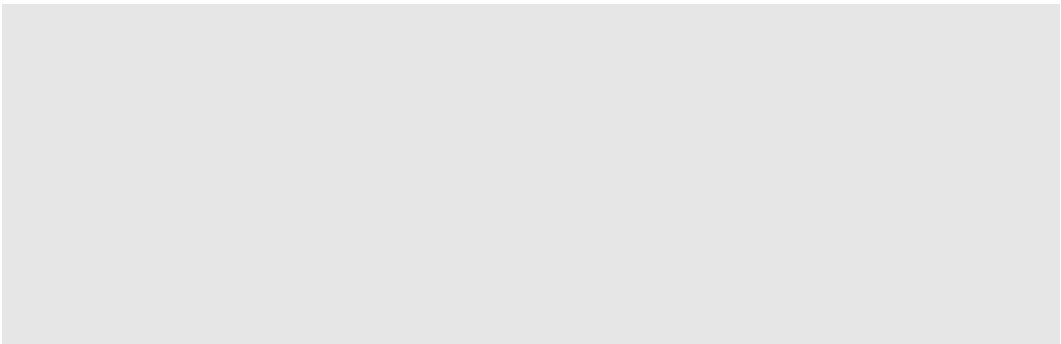
All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

Ground Floor



Total area: approx. 40.1 sq. metres (431.1 sq. feet)



SHEPHERD SHARPE



97 Lavernock Point Fort Road

Lavernock CF64 5XQ

£25,000

A completely refurbished two bedroom detached holiday chalet. The property is available for occupancy for 10 months of the year (the site is closed 1st January - 1st March), any buyer needs to comply with holiday home ownership. The property has a brand new interior, comprising spacious open plan lounge/dining/kitchen, two bedrooms and quality shower room. The property has been plastered throughout, rewired, redecorated, new flooring, uPVC double glazing. Original 65 year lease from 1970's. Leasehold.



Composite door to open plan lounge/dining/kitchen.

Open Plan Lounge/Dining/Kitchen
18'1" x 15'8" (5.52m x 4.79m)

A large bright open plan space. Large UPVC double glazed windows front and rear. New flooring, replastered, redecorated in white, coved ceiling, modern down lighting. White fitted kitchen with sink and drainer.

Bedroom 1
10'4" x 7'10" (3.16m x 2.40m)

The larger of the two bedrooms. uPVC double glazed window. Laminate flooring, coved ceiling.

Bedroom 2
7'10" x 7'3" (2.40m x 2.23m)

uPVC double glazed window. Redecorated in white, laminate flooring, coved ceiling.

Bathroom/Shower Room

Refurbished and stylishly presented. Comprising large satin chrome shower enclosure with composite wall boarding, Triton electric shower, contemporary wash hand basin and matching wc with built-in storage cupboard. Electric chrome ladder radiator, extractor down lighting. uPVC double glazed window.

Outside

Mature planting, large L shaped terrace and raised terrace. Accessed from the road from the main site car park with close parking nearby.

Lease Details

Lease 65 years from 1972.
Maintenance/Service Charge £1,263.72 (excluding VAT) p.a.
Ground rent - £50.00
Water rates - £259.51
Insurance - £218.23
Council Tax - £860.45
Electric standing charge - £127.50

Post Code
CF64 5XQ

