

222 Woodlands, Hayes Point Hayes Road



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

SHEPHERD SHARPE



Ground Floor



222 Woodlands, Hayes
Point Hayes Road
CF64 5QF

£115,000

A spacious second floor one bedroom apartment situated on a large mature site extending to approximately 30 acres of beautiful grounds, woodland and private access to the beach and Channel. Comprises hallway, airing cupboard/storage, large open plan lounge/dining, kitchen, access to walk on balcony, double bedroom with fitted wardrobes and bathroom. Electric heating, carpet, tiled floor, oak laminate flooring, powder, coated aluminium windows, contemporary finishes throughout. Access to on site gymnasium, sauna, tennis courts and swimming pool, parking. Leasehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	76
EU Directive 2002/91/EC		
England & Wales		



Accessed via communal area with lift servicing all floors.

Front door to hallway.

Hallway

High-quality oak flooring, neutrally decorated, modern downlighting, airing cupboard with pressurised hot water tank and vent, Axia passive extraction, fuse box and controls for heating, some additional storage.

Lounge/Dining/Kitchen

24'6" × 12'0" (7.47m × 3.67m)

A bright light, open plan space. Two powder coated double glazed full height windows and doors looking out onto grounds of the development with glimpses of the Channel. Good quality kitchen finished in white with dark granite worksurfaces, sink with half bowl and drainer with lever mixer tap. Smeg electric hob, oven and extractor, integrated washer/dryer, fridge and freezer, dishwasher. Passive extraction, modern down lighting, contemporary finishes throughout, high quality oak flooring, electric radiators. Access to balcony with seating and space for table and small chairs.

Bedroom 1

12'0" × 10'7" (3.68m × 3.25m)

A generous double bedroom. Full height double glazed windows and door opening onto balcony. Carpet, electric radiator, two large built-in wardrobes, modern downlighting.

Bathroom

7'10" × 6'5" (2.39m × 1.98m)

Contemporary finish, mostly tiled. Comprising mirror panelled bath with shower, wc, wall hung wash basin, recessed mirror fronted storage with shelving, shaver point, extractor, chrome ladder radiator.

Outside

There are approximately 30 acres of well tendered communal grounds, including access to tennis courts, cricket pavilion/pitch. On site concierge, swimming pool, gymnasium, sauna, allocated parking space.

Lease Details

Lease 999 years from 2007

Ground Rent £150 p.a.

Maintenance/Service charge £240 pcm (includes water rates, buildings insurance, maintenance of communal gardens).

Council Tax

Band D £1,825.95 p.a. (22/23)

Post Code

CF64 5QF

