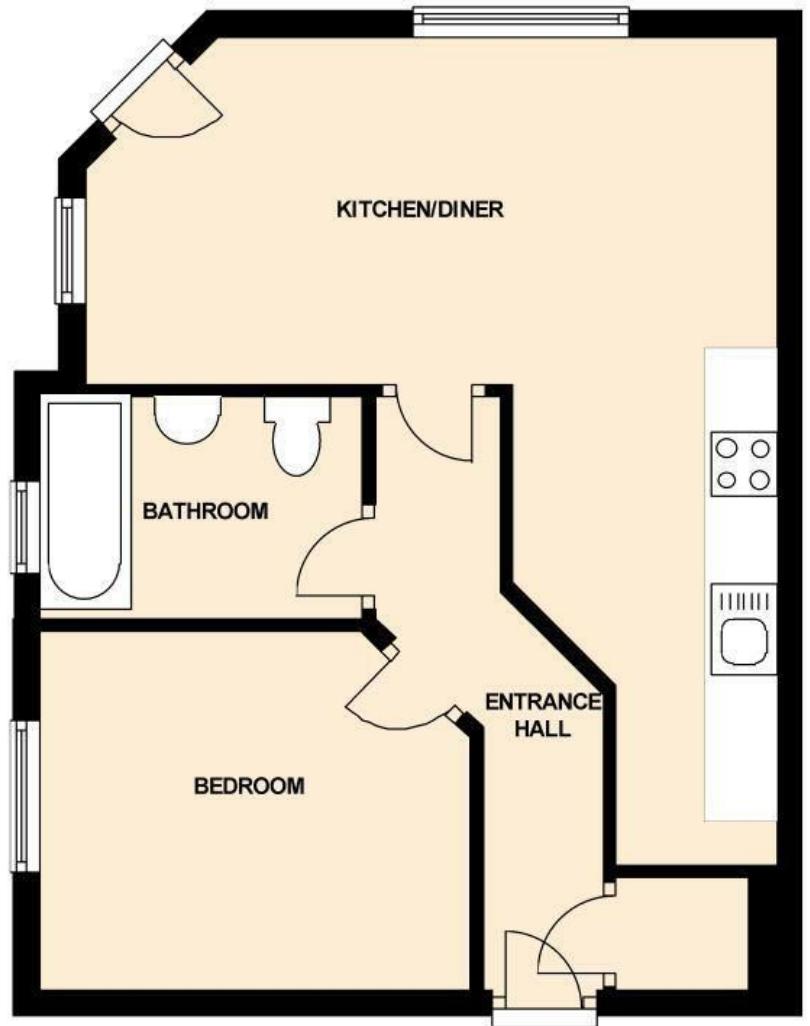


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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



SHEPHERD SHARPE



1 Admana Apartments

Penarth CF64 1DN

£775

A large one bedroom ground floor apartment, just a short walk from the town centre, Penarth Marina and all local services and amenities. The apartment offers light and spacious living accommodation. Comprises open plan kitchen/living/dining room with door leading out to a small patio, double bedroom and bathroom. Communal garden. Unfurnished. Available immediately.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 84 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |



Front door to hallway.

Hallway

Store cupboard/utility area.

Living/Dining Room

17'10" x 11'6" (5.46m x 3.51m)

Window to front and side with door leading out to a small patio. Laminate flooring, wall heater, opening to kitchen.

Kitchen

8'0" (max) x 11'10" (2.44m (max) x 3.61m)

White fitted kitchen, contrasting wood effect worktops, stainless steel sink and drainer. Oven, induction hob, extractor hood, integrated dishwasher, space for fridge freezer, laminate flooring.

Bedroom

12'9" x 8'2" (3.89m x 2.49m)

Window to side. Carpet, wall heater.

Bathroom

8'2" x 6'5" (2.49m x 1.98m)

Opaque window to front. Three piece suite in white comprising panelled bath with shower over, wash hand basin and wc.

Storage Cupboard

Plumbing for washing machine. Electric hot water tank.

Communal Garden

Council Tax

Band C £1,780.48 p.a. (24/25)

Post Code

CF64 1DN

Security Deposit

£775

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.

