



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

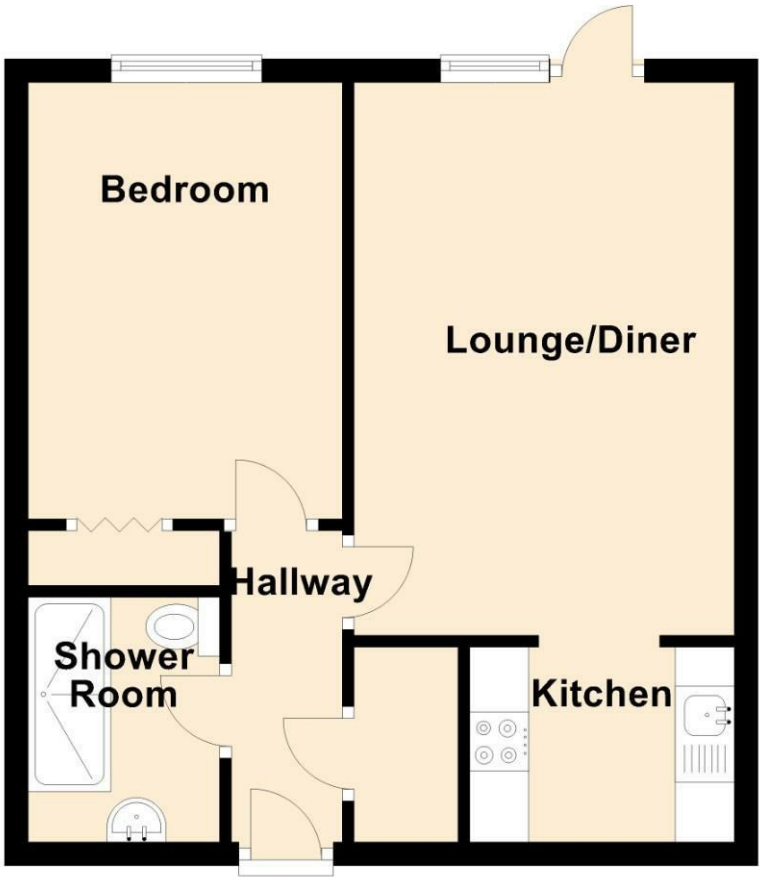
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**Monday – Friday**  
9am – 5.30pm  
**Saturday**  
9am – 5pm

SHEPHERD SHARPE



Ground Floor



Flat 6 Homeside House

Penarth CF64 1NR

A nicely appointed and upgraded one bedroom ground floor retirement apartment with lovely views out across the communal gardens and Channel. Comprises hallway, lounge, kitchen, double bedroom and bathroom. uPVC double glazing, electric heating, carpets. Leasehold.

£115,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Private front door to hallway.

**Hallway**

Carpet, store cupboard with shelving, access to meter, fuse box and hot water cylinder.

**Lounge**

15'4" x 10'6" (4.68m x 3.22m)

uPVC double glazed door and windows looking out onto paved area and communal grounds, the Kymin and Channel. Carpet, period style fire surround with electric fire, wall heater, coving, Care Line alarm. Archway through to kitchen.

**Kitchen**

5'4" x 7'4" (1.65m x 2.24m)

uPVC double glazed window. Shaker style fitted kitchen with coordinating work tops and tiling, sink and drainer. Integrated halogen hob, electric oven, vinyl flooring, coving.

**Bedroom**

12'1" x 8'8" (3.69m x 2.66m)

uPVC double glazed window overlooking communal grounds. Carpet, wall heater, mirror fronted wardrobes, coving, Care Line alarm.

**Shower Room**

6'8"x 5'4" (2.05mx 1.64m)

Comprising large shower enclosure with large shower screen with folding end panel, Mira shower, integrated wall mounted seat and additional hand grips, acrylic waterproof splash back, modern twin flush wc and wash basin with built-in storage beneath. Light fitting, mirror, chrome accessories, extractor, Dimplex heater.

**Communal Gardens**

Landscaped communal gardens with lawns, seating areas with great Channel views.

**Lease Details**

Lease expires 31 August 2085

Maintenance £2,606.92 p.a. (approx.)

Ground Rent £444.00 p.a.

Pets by negotiation by applying through First Port.

**Additional Information**

The development benefits from having a residents lounge with access to gardens and patio with great views, laundry room, guest suite, House manager, Care Line alarm, visitor parking and buggy store.

**Council Tax**

Band C £1,780.48 p.a. (24/25)

**Post Code**

CF64 1NR

