

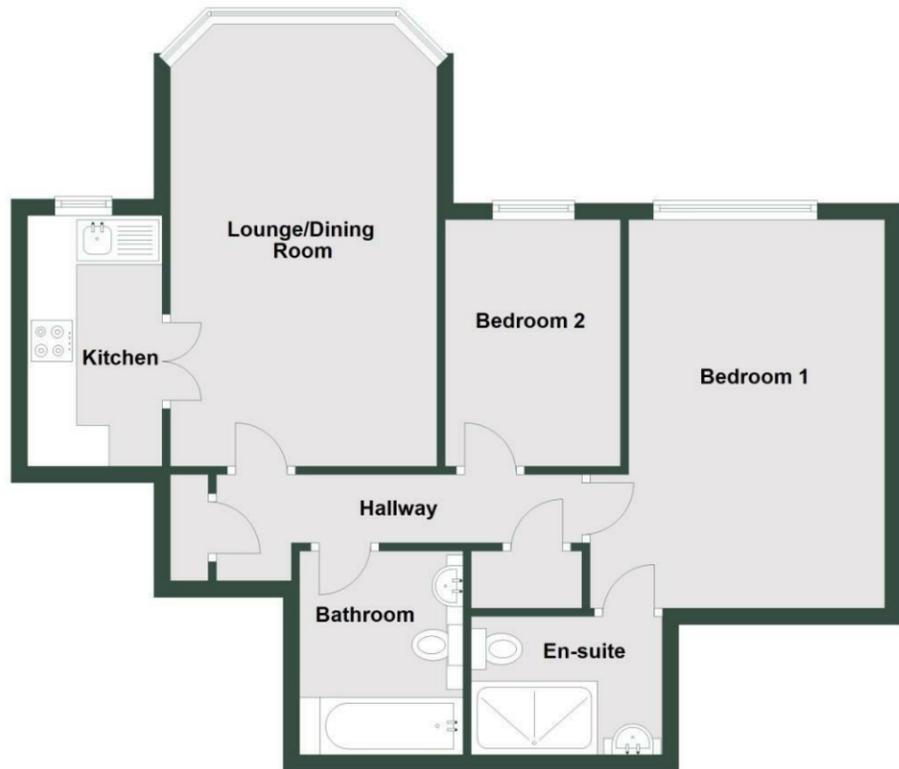


4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

**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

**SHEPHERD SHARPE**



**47 Alexandra Court**

**47 Alexandra Court The Esplanade**

Penarth CF64 3LA

A top floor front facing, larger style two bedroom purpose built apartment with stunning views of the Channel. The property was built by Wimpey Homes in 1989 and has been subsequently upgraded. Comprises hallway with loft access, cloaks cupboard, airing cupboard, lounge/dining room, fitted kitchen, two double bedrooms, modern en-suite shower room and bathroom. Electric heating, uPVC double glazing, allocated parking, lift to all floors, use of gymnasium and sauna. Share of freehold (long lease). NO FORWARD CHAIN.

**£275,000**

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			
England & Wales		EU Directive 2002/91/EC	



The property is accessed from the front or rear, attractive common areas with lift to all floors, postboxes on the ground floor at the rear.

Private front door to hallway.

#### Hallway

Cloaks cupboard with consumer unit and storage, airing cupboard with new pressurised hot water cylinder, carpet, electric storage radiator, useful loft space/storage.

#### Lounge/Dining Room

10'9" x 18'5" (3.29m x 5.63m)

Double glazed bay window to front with great views of the Channel, Esplanade and Pier. Pale coloured carpet and decoration, electric storage radiator, fireplace. Double doors to kitchen.



#### Kitchen

10'0" x 5'4" (3.07m x 1.63m)

The kitchen has been upgraded in recent years. Double glazed window to front with lovely Channel views. Fitted kitchen in white with composite sink and drainer. Integrated fridge/freezer, washing machine, vinyl flooring, tiling, wall heater, integrated electric hob, oven and grill, extractor.

#### Bedroom 1

14'9" (including wardrobes) x 8'4" (4.50m (including wardrobes) x 2.55m )

A double bedroom. Double glazed window to front with good views of the Channel. Built-in wardrobes, carpet, storage radiator.

#### En-Suite

6'9" x 5'4" (2.06m x 1.63m)

Attractively presented and upgraded. Comprising large satin chrome shower enclosure, wash basin with storage beneath and lever mixer tap and wc with twin flush and concealed cistern. Mirrored cabinet, white tiling and contrasting additional finishes, floor tiles, electric wall heater, extractor.

#### Bedroom 2

6'8" x 10'2" (2.04m x 3.11m)

A small double bedroom. Double glazed window to front with good views of the Channel. Carpet, storage radiator,

#### Bathroom

7'7" x 6'2" (2.33m x 1.88m)

The bathroom has been upgraded and matches the finishes the en-suite shower room. Comprises panelled bath with shower over, close coupled wash hand basin with lever mixer tap and wc, built-in storage and concealed plumbing. Mirror cabinet with lighting, contrasting finishes/worktops and flooring, white tiling, electric fan heater, extractor.

#### Outside

Gated secure parking with allocated parking space, ground floor access to car park and post boxes.

#### Additional Information

Use of gymnasium, sauna, lift to all floors.

#### Share of Freehold

Lease 999 years from 18.12.1990

Maintenance/Service Charge £2,280 p.a.



Council Tax

Band E £2,596.01 p.a. (25/26)

Post Code

CF64 3LA

