

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

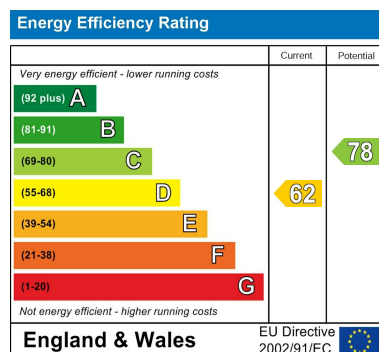


## First Floor Flat 47

Penarth CF64 3LR

£1,175 Per Month

A spacious first floor front facing one bedroom flat, in an attractive Victorian property. Close to Penarth town centre, railway station and shops on Cornerswell Road. Property comprises entrance hall, open living/dining/kitchen, double bedroom and en-suite. Gas central heating, double glazing. Furnished. Gas, Electric and Water rates included. Available Early June.





Entrance Hall  
3'7" x 6'0" (1.11 x 1.83)  
Carpet, radiator, cloak hooks.

Living/Dining/Kitchen  
21'9" x 18'4" (6.65 x 5.61)  
Wooden units with contrasting worktops, stainless steel sink and drainer, built in oven. gas hob with overhead extractor hood. Freestanding washing machine and fridge freezer. Island with stools. section of vinyl floor in kitchen/ding area. Large living space with bay window to front, sofas, carpet, fireplace and storage cupboard.

Bedroom  
7'6" x 13'1" (2.30 x 3.99)  
Spacious bedroom with wardrobe and double bed. Window to front and side.

En-suite  
2'11" x 12'2" (0.89 x 3.72)  
Shower enclosure with mixer shower, vinyl floor, wash hand basin and w/c.

Council Tax  
Band C £2,009.93 (26/27)

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.

Security Deposit  
£1,175

